

SORIA, AMESQUITA, AND SORIA APPEAL

APPELLANT: CD DG Columbia LLC

SURFACE/MINERAL RIGHTS OWNER: Soria, Amesquita, and Soria

APPLICANT: CD DG Columbia LLC

DATE: February 9, 2016

PROJECT AND LOCATION

PROJECT DESCRIPTION:

1. Mitigated Negative Declaration for Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012 stating the project will not result in significant adverse impacts to the environment by incorporating measures to mitigate the potential impacts into the conditions of approval.
2. Site Development Permit SDP14-003 for the construction of a 9,100± square foot retail commercial building, a five foot tall 32± square foot monument sign, and a 40 space parking lot. The proposed tenant is Dollar General.
3. Conditional Use Permit CUP14-012 to allow 230± square feet of signage pursuant to Section 17.62.060(I) of the Tuolumne County Ordinance Code. The proposed signs include two attached 97.5± square foot signs, one facing Parrotts Ferry Road and the other Howser Lane, and one detached 32± square foot monument style sign.
4. Indemnification agreement by and between the County of Tuolumne and CD DG Columbia LLC.

LOCATION: The project site is located at 22345 Parrotts Ferry Road, Columbia. On the southeast corner of the intersection of Howser Lane and Parrotts Ferry Road. A portion of Section 14, Township 2 North, Range 14 East. Assessor's Parcel Number 32-180-01. Supervisorial District Number 5.

GENERAL PLAN: The General Plan land use designation for the site is General Commercial (GC). Figure 1.6 of the Tuolumne County General Plan indicates that the C-1 (General Commercial) zoning district is compatible with the GC land use designation. Indoor retail sales and business signage are permitted uses within the C-1 zoning district; therefore, the proposed retail commercial building may be found to be consistent with the GC land use designation.

ENVIRONMENTAL EVALUATION

In accordance with the California Environmental Quality Act (CEQA), the Environmental Coordinator for the County has conducted an Initial Study to determine whether the proposed project may have a significant effect on the environment. On the basis of that study, the Environmental Coordinator has determined that although the project, as originally proposed, had a potential to have a

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significant effect on the environment, the project has been modified by incorporating measures to mitigate the potential impacts into the conditions of approval; therefore, a Mitigated Negative Declaration (SCH# 2015082046) has been prepared. Pursuant to Section 21091 of the Public Resources Code, the Negative Declaration was made available for public review. The review period was 30 days in length and closed on September 18, 2015. The Community Resources Agency received 130 comment letters and e-mails on the Negative Declaration. The comments and responses thereto are included in the Responses to Comments section at the end of the Initial Study for consideration by the decision-making body, pursuant to Section 15074 of the *State CEQA Guidelines*. Pursuant to Section 15270 of the CEQA Guidelines, CEQA does not apply to project which a public agency rejects or disapproves.

RECOMMENDATION

The following findings have been provided to support either approval or denial of the proposed project.

Findings for Approval

1. If your Board adopts the Negative Declaration prepared for this project, the adoption may be based upon the following findings :
 - A. The proposed project will not result in significant adverse impacts to the environment.
 - B. The Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and State and County Guidelines for the implementation of CEQA.
 - C. The Negative Declaration reflects the independent judgment of the County of Tuolumne.
 - D. Pursuant to Section 21081.6(a)(1) of the Public Resources Code, a reporting and/or monitoring plan has been prepared, as incorporated into the conditions of approval of Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012, in order to avoid significant effects on the environment.
 - E. The conditions of approval of Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012 are roughly proportional to the respective potential environmental impacts associated with the proposed project.
 - F. Pursuant to Section 21081.6(a)(2) of the Public Resources Code, the custodian and location of the documents and materials which constitute the record of proceedings upon which this decision to adopt the Negative Declaration had been made are as follows:

Clerk of the Board of Supervisors, 2 South Green Street, Sonora, California.

Environmental Coordinator/Community Resources Director, Tuolumne County Community Resources Agency, 48 Yaney, Sonora, California

2. If your Board approves Site Development Permit SDP14-003, the approval may be based upon the following findings and subject to the attached conditions 1 through 79:

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- A. The proposed project is consistent with the Tuolumne County General Plan and Columbia Community Plan.
 - B. The proposed project is in accordance with the Tuolumne County Ordinance Code.
 - C. The proposed project is consistent with the Columbia Design Guidelines and the principles in Section 17.46.070 of the Tuolumne County Ordinance Code.
 - D. The proposed development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.
3. If your Board approves Conditional Use Permit CUP14-012, the approval may be based upon the following findings and subject to the attached Conditions 1 through 8:
- A. The proposed project is consistent with the Tuolumne County General Plan and Columbia Community Plan.
 - B. The proposed project is in accordance with the Tuolumne County Ordinance Code.
 - C. The proposed project is consistent with the Columbia Design Guidelines and the principles in Section 17.46.070 of the Tuolumne County Ordinance Code.
 - D. The proposed use will not overburden existing municipal facilities.
 - E. The size and terrain of the project site are suitable for the proposed use.
 - F. The proposed development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.
4. If your Board approves Site Development Permit SDP14-003 or Conditional Use Permit CUP14-012, Community Resources Agency Staff recommends approval of the Indemnification Agreement for this project.

Findings for Denial

1. If your Board denies Site Development Permit SDP14-003, the denial may be based upon the following findings:
- A. The proposed project is inconsistent with Implementation Program 15.C.f of the Columbia Community Plan and the Tuolumne County General Plan, because the proposed building is not small in scale compared to other commercial development in the Columbia area.
 - B. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.
2. If your Board denies Conditional Use Permit CUP14-012, the denial may be based upon the following findings:

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- A. The proposed project is inconsistent with Policy 15.A.4 of the Columbia Community Plan and the Tuolumne County General Plan, because the proposed signage is not compatible with the historic character of Columbia.
- B. The proposed project is inconsistent with the Columbia Design Guidelines, because attached signage should be small to conserve the architectural style of the Columbia community.
- C. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.

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GENERAL INFORMATION

Site Description

1. The project site is currently vacant. Existing on the site are the concrete foundations of a service station, debris piles, and detritus. Elevations on the project site range from approximately 2,110 feet above mean sea level on the western side of the project site adjacent to Parrotts Ferry Road to 2,158 feet above mean sea level along the eastern property line. The western portion of the project site is relatively level, with steep slopes occurring along the northeastern property line adjacent to Howser Lane, and slopes up to 60% in the eastern portion of the parcel. Runoff flows east to west into a storm drain along Parrotts Ferry Road. Vegetation on the parcel includes Ponderosa pine, with an understory of poison oak, Chinese tree-of-heaven, manzanita, toyon, wild blackberry, and annual grasses.
2. The properties north of the project site, across Howser Lane, consist of a 2.9± acre parcel zoned C-O:D:AIR (Neighborhood Commercial:Design Review Combining:Airport Combining) developed with a single-family dwelling, an undeveloped 0.2± acre parcel zoned R-1:D:AIR (Single-Family Residential:Design Review Combining:Airport Combining), and a 2.5± acre parcel zoned R-1:D:AIR developed with a shop building. There is a 0.8± acre undeveloped parcel zoned C-O:D:AIR to the east of the project site. To the south of the site is a 2.3± acre parcel zoned C-1:D:MX:AIR developed with the R&L Mini-Mart, Kwik-Serv Gasoline station, Patty's Shack restaurant, and a recreational vehicle storage facility. Across Parrotts Ferry Road, and south of Springfield Road is an undeveloped 25.9± acre parcel owned by the California Department of Parks and Recreation and zoned P:D (Public:Design Review Combining). Across Parrotts Ferry Road, and north of Springfield Road is a 343.5± acre parcel owned by the County of Tuolumne consisting of the Columbia Airport and zoned BP:D:AIR (Business Park:Design Review Combining:Airport Combining) and BP:AIR (Business Park:Airport Combining).

Project Description

3. An application for Site Development Permit SDP14-003 was submitted on October 6, 2014, for the construction of a 9,100± square foot retail commercial building and a 19-foot tall 32 square foot detached pole sign. Dollar General is proposed to occupy the building. Proposed parking for the project site is 40 spaces. The project site is 1.4± acres in area consisting of Assessor's Parcel Number 32-180-01. The site is zoned C-1:D:MX:AIR (General Commercial:Design Review Combining:Mobilehome Exclusion Combining:Airport Combining) under Title 17 of the Tuolumne County Ordinance Code. The Dollar General Corporation describes itself as the nation's largest small-box discount retailer. Dollar General is a variety store primarily selling home goods. The store will have an average of 3 to 5 employees per shift with a total of 12 to 15 employees. 40% of the employees will be full-time, with additional part-time employees being hired during the holidays. The proposed hours of operation are 8:00 am to 10:00 pm, seven days a week.
4. Conditional Use Permit CUP14-012 was also submitted October 6, 2014, to allow two attached signs, each 97.5± square feet in size, one facing Parrotts Ferry Road and the other Howser Lane. The sizes of those signs exceed the total allowed attached signage of 130 square feet. Section 17.62.060(I) of the Tuolumne County Ordinance Code allows an applicant to apply for a Conditional Use Permit to allow any sign in a commercial district. The restrictions on these signs may be more or less than those specified in the Ordinance

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Code relative to area, height, location and quantity as modified by the terms and conditions of the Conditional Use Permit. The two attached signs will be painted aluminum. The signs will have a gray border, and the store's name will be in black lettering on a yellow background. The detached sign was initially proposed to be a 19-foot tall 32 square foot detached pole sign, but this has been revised to be a 32 square foot monument sign with a maximum height of 5 feet including the base, to comply with the Columbia Design Guidelines. The sign is similar in design and colors to the proposed attached signs, and will be placed on a brick base to match the exterior of the building.

Project Site History

5. A service station was built on the project site in 1964.
6. On October 23, 1989, the Columbia Design Review Committee rendered a decision denying a Design Review Permit to repaint the existing service station light gray with green trim with the installation of a "BP" brand sign in green with yellow lettering.
7. On November 12, 1992, the Columbia Area Planning Commission approved Design Review Permit 92CUP-007 to allow the construction of an 8.5 foot by 20 foot gluing shed, construction of a six foot high fence, associated signage and repainting the facia of the existing structure for Alp's Sandals.
8. The site previously housed the Columbia Mobile service station. On May 1, 1993, a "Notice of Intent to Close" one 10,000-gallon gasoline underground storage tank (UST), one 1,000-gallon diesel UST, and one undisclosed sized gasoline UST at the former service station was submitted to the Tuolumne County Department of Environmental Health (EH).
9. An "Underground Storage Tank Permit Application" to remove one 10,000-gallon leaded gasoline UST and one 10,000-gallon unleaded gasoline UST was dated June 2, 1993. A permit application to remove the 1,000 gallon diesel UST, identified on a "Notice of Intent to close an underground storage tank," form was not observed in the EH file. On June 4, 1993, the two 10,000-gallon USTs were removed from the subject property under regulatory oversight of the EH. EAS Professionals contacted the EH on July 7, 2014 to inquire about the 1,000 gallon diesel UST that was not listed as being removed. No information pertaining to the removal of the 1,000-gallon diesel UST was on file for the subject property. Based on the discrepancy of the number of USTs located at the former Columbia Mobile service station in the EH records, EAS Professionals prepared a Geotechnical Engineering Investigation dated June 25, 2014 for the project site. The geophysical survey did not identify any buried metallic or concrete signatures, suggesting that no USTs, sumps, or clarifiers were present in the investigated areas.
10. In 1994, the service station building burned down. The structure was still being used as Alp's Sandals at the time.
11. On February 13, 2003, the Columbia Area Planning Commission approved Conditional Use Permit 02CUP-035 and Design Review Permit 02DR-065 to allow outdoor sales associated with an existing 900± square foot fruit and vegetable stand covered with a brown plastic tarp, and associated signage for Leti's Fruit Stand.
12. On April 13, 2006, the Columbia Area Planning Commission approved Conditional Use Permit 04CUP-055 and Design Review Permit 04DR-110 to allow the construction of a 4,280± square foot permanent structure to house Leti's Fruit Stand along with outdoor sales. The permanent structure was never constructed.

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13. On March 12, 2009, the Columbia Area Planning Commission approved Design Review Permit DR09-004 to amend Conditional Use Permit 02CUP-035 and Design Review Permit 02DR-065 to allow the replacement of the existing 900± square foot structure covered by a brown plastic tarp with a beige metal structure for Leti's Fruit Stand. The metal structure was never placed on the property, and the property has remained vacant since 2009.

Adjoiner Responses

14. In accordance with Section 17.68.130 of the TCOC, the Community Resources Agency notified owners of property within 300 feet of the project site by mail. The notification provided the project description and described the location of the project. The notification solicited an expression of opinion regarding the project. A total of 16 owners of adjoining property were notified. The Community Resources Agency received 9 responses from adjoining property owners and interested parties. One response was in favor, six were opposed and two were neutral with concerns. These responses are addressed in the Adjoining Property Owners and Interested Parties portion of the LAND USE AND PLANNING section of the Initial Study.
15. Numerous comments from adjoining property owners and other interested parties were received during the public comment period for the Initial Study. The major issues of concern were traffic, pedestrian access, and consistency with the Columbia Design Guidelines. The greatest concern was incompatibility with the character of the community of Columbia. These comments and the County's responses are presented in the Responses to Comments document.

General Plan

16. The project site has a General Plan land use designation of General Commercial (GC) pursuant to Resolution 88-02 adopted by the Board of Supervisors on June 11, 2002. The GC General Plan land use designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. Buildings in this designation are limited to 50 feet in height. Figure 1.6 of the Land Use Element indicates that the C-1 (General Commercial) zoning district of the site is consistent with the GC land use designation.
17. Project consistency with the Tuolumne County General Plan and the Columbia Community Plan (Chapter 15 of the General Plan) is discussed in the LAND USE AND PLANNING section of the Initial Study and in the Responses to Comments document. The following Policies and Implementation Programs of the Tuolumne County General Plan and the Columbia Community Plan were of particular concern.

Policy 15.A.8

Protect and improve the scenic quality along the Parrotts Ferry Road corridor as the gateway to Columbia State Historic Park.

The project will improve the scenic quality along the Parrotts Ferry Road corridor by replacing a vacant lot, consisting of the concrete foundations of a service station, debris piles, and detritus. It will also screen the rear of the neighboring commercial structures

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where solid waste is stored, with an attractive commercial structure, signage, and landscaping.

General Plan Implementation Program 15.A.b directs the County to continue to maintain areas surrounding the State Historic Park and within the Columbia Community Plan boundaries as a Design Review area in order to encourage the design of new development in a manner that complements the character of the State Park. Implementation Program 15.A.b is implemented through the Columbia Design Guidelines. Project consistency with the Guidelines is discussed in the LAND USE AND PLANNING section of the Initial Study.

Implementation Program 15.B.d

Require new commercial development to provide the following:

- 1. Pedestrian walkways along one side of on-site access roads or access roads as they front on the site.*
 - 2. Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.*
 - 3. Parking lots should be encouraged to be constructed compatible with the natural lay of the land; should be located behind central buildings or should be screened along lot lines.*
1. A sidewalk will be constructed along the Parrotts Ferry Road frontage of the property, and around the corner onto Howser Lane, with pedestrian paths across the driveway entrance, and across the parking lot to the building.
 2. Stand alone exterior lights are proposed in three locations around the parking lot, along the Parrotts Ferry Road frontage, on the east side of the driveway access, and on the north side of the parking lot. Additional exterior lighting will be installed on the building. As discussed below, the project will be conditioned to require the parking lot light standards to be of post and lamp type or similar in appearance to be consistent with the Columbia Design Guidelines.
 3. The parking lot is planned for the level portion of the project site. The parking lot is in front of the building and will be screened by landscaping.

General Plan Policy 15.C.5 directs the County to promote the development of tourism support industries in and around Columbia State Historic Park. General Plan Implementation Program 15.C.e directs the County to support the Columbia business community in their efforts to promote tourist industries in and around Columbia State Historic Park. The Columbia Airport Campground, located north of the grass runway on the western side of the airport provides 20 campsites for fly-in only visitors. The proposed store could provide toiletries and other retail conveniences to these travelers and others staying at nearby hotels, motels, and recreational vehicle parks who visit the community to attend special events celebrating the heritage of Columbia at the State Park or events held at the Columbia Airport.

Implementation Program 15.C.f

Encourage small scale, pedestrian friendly commercial development on existing commercially zoned lands to provide basic services and thereby increase convenience and independence of movement for community members.

The project will be small scale, provide a sidewalk on the east side of Parrotts Ferry Road and pedestrian pathways across the parking lot to the building, and provide a variety of goods on the existing commercially zoned property which will serve to increase the convenience and independence of movement for community members.

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The property adjoining the project site to the south contains the 2,500± square foot Patty's Shack restaurant and 2,500± R&L Mini-Mart. Claud's Market, approximately 1,600 feet north of the project site on Parrotts Ferry Road, is also 2,500± square feet in size. There are larger buildings in the vicinity including the 4,500± square foot post office, 7,200± square foot Faith Hall at the Church of the 49ers, 7,600± Columbia Inn Motel, and the 10,000± square foot Columbia armory building. Chapter 5 of the Columbia Design Guidelines states that many California Gold Rush business buildings were large, imposing, two- and three-story structures. Often they were separate buildings, each containing individual trades, markets, or enterprises. Although most buildings were wooden, brick and masonry exterior walls were also used for security and for their fire resistance. Iron-shuttered doors were used to gain security.

Upon receiving comments from the community, and County staff, the developers redesigned their project to reflect those comments and to provide consistency with the Columbia Design Guidelines. The Design Guidelines were created to provide criteria for new development in the Columbia area to reflect the character, rural feeling, local color, and the rural and geological context in which it is occurring. The changes in design from the standard Dollar General store are illustrated by the elevations of the proposed structure and the photograph of the existing Dollar General store in Waterford, California, as shown in the LAND USE AND PLANNING section of the Initial Study.

Tuolumne County Ordinance Code

18. The project site is zoned C-1:D:MX:AIR (General Commercial:Design Review Combining:Mobilehome Exclusion Combining:Airport Combining) pursuant to Ordinances 1314 and 3166 adopted by the Tuolumne County Board of Supervisors on January 24, 1984 and June 7, 2011. Pursuant to Chapter 17.34 of the Tuolumne County Ordinance Code (TCOC), the purpose of the C-1 (General Commercial) district is to provide for a variety of sales establishments which serve both the resident and traveling public. Development within this district shall be served with public water, public sewer, paved streets and adequate police and fire protection according to the policies of the General Plan. Development in this zone must comply with Title 15 of the TCOC relative to fire safety standards. Access to the project site is provided by Howser Lane. The project site will be provided public water and sewer service by the Tuolumne Utilities District.
19. Pursuant to Section 17.34.020(L) of the TCOC, indoor retail sales, as proposed by this project, is a permitted use within the C-1 zoning district, subject to the requirements of Section 17.52.180. Pursuant to Section 17.68.100 of the TCOC, to insure that certain types of proposed developments will serve to achieve a design which is desirable, a site development permit shall be secured prior to construction in the C-1 zoning district. Pursuant to Section 17.68.120 of the TCOC, the project review associated with a site development permit includes verifying conformance to the latest accepted planning and engineering standards covering the following areas: site layout, structure design, landscaping, water and sewer service and other utilities, surface drainage and erosion control, fire protection, access, traffic circulation and parking. As indicated throughout this document the project conforms to these standards.
20. Section 17.52.180 of the TCOC states that where indoor retail sales, indoor retail services, or shopping centers are subject to the requirements established herein, the application for a conditional use permit or site development permit shall be referred to the Planning Commission. Any approved conditional use permit or site development permit shall include

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conditions to ensure compliance with the following provisions:

- A. The design and exterior materials of the retail sales or retail services establishment or shopping center shall reflect the traditional architectural motif of the community in which it is proposed, blend with the surrounding neighborhood, or be consistent with any applicable design standards in the general plan or as provided in this title.
 - B. The retail sales or retail services establishment or shopping center shall be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration and shall be designed in accordance with the provisions of the Tuolumne County Hillside and Hilltop Development Guidelines.
 - C. An application for a use permit shall be referred to any jurisdictional design review or other planning advisory committee for review and recommendation to the Planning Commission.
21. Pursuant to Section 17.62.060(l) of the TCOC, any sign in a commercial zoning district may be permitted subject to first securing a conditional use permit in lieu of all signs otherwise permitted in the Sign Ordinance. Section 17.68.020 of the TCOC states that the purpose of a conditional use permit is to allow the proper integration in the community of uses which may be suitable only on certain conditions in specific locations in a zoning district, or when a site is regulated in a particular manner. Conditional use permits are granted for a particular use at a particular location, and may be transferred by the permittee to another person but not to another location.

Columbia Design Guidelines

22. The subject parcel is within the Columbia Design Review Area, and is zoned Design Review Combining (:D). Section 17.46.080 of the TCOC, states that before approving or conditionally approving an application for a discretionary entitlement within a design review combining district that will result in a change in the appearance of a parcel, the decision making body shall make the finding that the project conforms to the design guidelines applicable to the location of the project and to the following principles in Section 17.46.070:
- A. Regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular improvement or substantial additional expense is incurred. The regulation exercised should be that necessary to achieve the overall objectives as set forth in the design guidelines applicable to the location of the project.
 - B. Compatible design of buildings and other features should not result in substantial increased expenses or time delays for the development. The focus of design review is on compatible appearance within the community and, as such, the use of innovative or alternative materials that have a similar appearance to traditional materials will be supported as a means to reduce the escalation of costs to achieve harmonious development within the area.
 - C. Where buildings are grouped in proximity, harmony between individual buildings in any group is of equal importance to the architectural character of any individual building. Similarity in type of construction, materials, colors, landscaping, signs and other features will help to minimize disharmony between buildings in proximity.

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- D. The aesthetic quality of the design of buildings and other features, as evidenced by the use and relationship of materials, color and texture, application of the principles of scale, proportion and harmony, and suitability of structure to its site, shall be comparable to that exhibited in the surrounding area.
 - E. New improvements shall maintain design continuity, conform to, or be aesthetically compatible in areas where a particular design style or theme has been established.
- 23. The latest version of the Columbia Design Guidelines was adopted by the Board of Supervisors on May 21, 2013. The subject property is within the Columbia Design Review Area, but is not within a Historic Design Preservation district.
 - 24. Chapter 4 of the Columbia Design Guidelines states that they are not intended to be a strict limitation on the type of development that may be permissible within the community. They are, however, intended to constitute a series of standards for determining whether a proposed development blends and complements the historic architecture that was prevalent in Columbia during the 1850s. New development should be similar in appearance to the examples used in the Guidelines.
 - 25. Chapter 5 of the Design Guidelines states that the design characteristics are not intended to be a strict limitation on the type of development permissible, but is intended to constitute a standard for determining whether a proposed development generally conforms to the type of architecture prevalent in the gold mining areas of California during the period from 1850 to 1900. All buildings situated within the boundaries of the :D (:Design Review Combining) district which are hereafter constructed should be compatible with California "Gold Rush Type" architecture. It should be noted that many new building materials are available, and may become available, which can be used in place of the original materials and do not substantially change the character or appearance of buildings being restored or constructed when compared to existing buildings. Many of the natural qualities as practical, such as trees, shrubs, rocks and land contours, should be retained on project sites.
 - 26. Chapter 5 continues to discuss elements that should be considered for commercial buildings, shopping centers and motels. Many of these elements are reiterated in other sections of the Guidelines which are discussed below. One of the elements of particular concern is the simulation of a separation of buildings which entails: minimizing the impact of a large building by making it appear as a group of several small buildings; the use of a variety of architectural design features, such as adding a second story porch; varying the height of buildings in a manner that is compatible with surrounding buildings; and breaking up a large use, such as a grocery store or motel, by wrapping the edges with smaller retail uses.
 - 27. The original elevations submitted for the proposed store were very utilitarian and were not consistent with the Columbia Design Guidelines. The corner of the building surrounding the entrance had horizontal fiber cement lap siding, with the lower portion of the wall covered by concrete brick. The corner column was covered by concrete brick. The exterior finish on the siding and concrete brick was sandstone. A "burnished slate" colored parapet would be over the entrance corner of the building, with a steel angle awning and decorative brackets. Basic wood shutters would be used to simulate windows. The rest of the building would be metal siding, with dark brown doors for staff and delivery in the rear. The customer entrance was a bronze anodized aluminum storefront system with clear glazing.

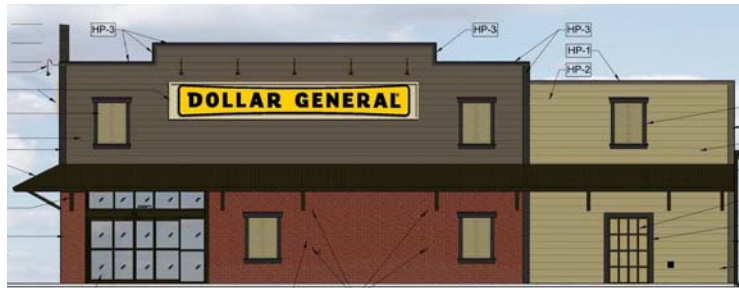
Architectural elevation drawing of a four-unit residential building. The drawing shows a flat roof with various window and door configurations. Callouts indicate roof pitch (HP-1, HP-2, HP-3) and decorative light fixtures. A "DOLLAR GENERAL" sign is visible on the rightmost unit.

SANDSTONE BURNISHED SLATE TIMBER BARK KHAKI BROWN IRON GRAY



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Proposed West Elevation



Typical Dollar General store design (Waterford, CA)

The project's consistency with specific Design Criteria from the Columbia Design Guidelines is addressed in the LAND USE AND PLANNING section of the Initial Study, and the Response to Comments document.

Off-Street Parking

28. Section 17.60.010 of the Ordinance Code states that off-street parking facilities for the parking of motor vehicles shall be provided in connection with all buildings erected or increased in size. The project involves the construction of a 9,100± square foot retail commercial building.
29. Section 17.60.020(7) states that the amount of parking required for retail shops is a minimum of 8 spaces plus one space for each 250 square feet of gross floor area in excess of 1,000 square feet. A total of 40 parking spaces are required for the proposed project, including two handicapped accessible spaces. The submitted plot plan indicates 24 standard spaces, 14 small car spaces, and two handicapped accessible spaces are proposed.
30. Pursuant to Section 17.60.070, whenever more than ten parking spaces are required for a development, the allocation of spaces may include up to 50% small car spaces. Full size perpendicular spaces shall be 9' x 20', small car spaces shall be 8' x 16', and handicapped accessible spaces shall be in accordance with the State Accessibility Standards. Section

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17.60.070(C) states that in commercial developments, the parking areas shall be paved, striped and lined in accordance with the Community Resource Agency's latest standards.

Wildlife Habitat

31. The Tuolumne County Wildlife Habitat Map for the USGS Columbia 7.5 Minute Quadrangle indicates that the entire project site is designated Residential-park. Residential-park habitat is a designation for urbanized areas, including residential, commercial, and industrial developments, as well as landscaped parks and gardens.
32. The rsp habitat type is considered a fourth priority habitat pursuant to Appendix B of the Tuolumne County Wildlife Handbook. Fourth priority areas are of relatively low value for wildlife. Most uses are allowed without wildlife mitigation. Mitigation may be required for large projects if they would have significant impacts on wildlife. Since the project is small, no mitigation is required for cumulative impacts to wildlife. No special status plant or animal species is known to occur on the project site.
33. The Department of Fish and Wildlife's California Natural Diversity Data Base (CNDDB) maps were consulted for known locations of special status plants and special status animals. No Rare, Threatened or Endangered species of plants or animals are known to occur on the project site or in the nearby vicinity. The project area falls within an area identified as habitat for the California red-legged frog (*Rana draytonii*) a Federally-threatened species that is listed as Threatened by the State of California. This species is most commonly found in lowlands and lower elevation foothills supporting permanent and semi-permanent water sources and characterized by a variety of habitat types including humid forests, woodlands, scrub and grasslands. Breeding habitat includes permanent water sources including lakes, ponds, reservoirs, slow streams, marshes, bogs, and swamps. The project area does not contain habitat suitable for the California red-legged frog. This habitat does occur 950 feet west of the project site, across Parrotts Ferry Road, along an unnamed tributary of Mormon Creek. Runoff from the project site flows westward into a swale along the eastern side of Parrotts Ferry Road. It is transported to the west side of Parrotts Ferry Road through a storm drain and culvert onto the Columbia Airport property where it is captured in the pools and ponds located on that property. Runoff from the project site will be captured in a retention/detention basin, sedimentation basin, or similar device to filter and attenuate surface runoff from paved travel ways and parking areas prior to discharge into the natural drainage system to minimize degradation. If an on-site retention/detention system is used, the basin may be proposed as subsurface under the parking lot. Due to the distance of the potential habitat for the California red-legged frog from the project site and the use of a retention/detention basin, sedimentation basin, or similar device, the proposed project will not result in significant impacts to that habitat.

Air Quality

34. Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 (Núñez, Chapter 488, Statutes of 2006) requires a reduction in California's greenhouse gas emissions to 1990 levels by 2020. AB 32 also required the California Air Resources Board (ARB) to develop a policy plan for reaching the 2020 emissions target and to adopt and enforce regulations to implement the plan. The resulting AB 32 *Climate Change Scoping Plan* (herein referred to as "Scoping Plan") was adopted by ARB in December 2008.
35. In conjunction with the Tuolumne Tomorrow Blueprint Planning Project, the Tuolumne County Transportation Council hired Rincon Consultants, Inc. to prepare a countywide

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Greenhouse Gas Study. The study was completed in January 2012 and presents the results of a countywide (including both incorporated and unincorporated areas) GHG emissions inventory, which evaluated existing (2010) GHG emissions. It also identified measures which land use project applicants can implement to reduce GHG emissions consistent with AB 32.

36. To assist project applicants with determining whether a proposed project's GHG emissions are consistent with AB 32 and the countywide reduction target, the study provides two sets of screening criteria. If a project meets either set of screening criteria, then the lead agency or project applicant would not need to perform an assessment of the project's GHG emissions.
37. For projects that do not meet either set of screening criteria, the Tuolumne County Greenhouse Gas Study identifies a project-level GHG emissions threshold of 4.6 MT CO₂e (carbon dioxide equivalent) per service population (the sum of the number of jobs and the number of residents provided by a project) per year that can be applied evenly to future land development applications countywide to ensure that new development reduces its share of emissions consistent with AB 32 and the countywide reduction target. This project-level - threshold is presented along with guidance on how to calculate a project's potential GHG emissions and determine whether it meets the project-level GHG emission threshold, and measures to reduce emissions if necessary.
38. If a proposed project *either* is equal to or less than the project size screening criteria in Table 5-8 of the GHG study, *or* incorporates *all* of the measures identified in Table 5-9 (P-1 through P-4) of the GHG study, then a project specific assessment is not required.

Table 5-8. Project Screening Criteria by Project Size and Type

Single Family	4 parcels
Apartment, Condo, Townhouse	8 dwelling units
Commercial/Retail	2,000 square feet
Industrial	5,000 square feet
*Note: These screening criteria represent the maximum operational size of a project by land use type.	

Table 5-9. Project Screening Criteria by Project Features

P-1: Project exceeds the California Energy Code requirements by 15 percent, based on the 2008 Energy Efficiency Standards requirements, through the installation of energy efficient design, lighting, equipment, appliances, or solar photovoltaic panels that provide 15 percent or more of the project's energy needs.
P-2: Project does not include fuel oil as a heating source.
P-3: Project provides dedicated and accessible recycling and green waste bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling.
P-4: Project (non-residential only) provides designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpools vehicles at 10 percent of the total spaces, consistent with the 2010 California Green Building Standards Code Tier 1 measure (Table A5.106.5.1.1).
*Note: A project using this screening criteria table must incorporate all project features (P-1 through P-3 for residential, and P-1 through P-4 for non-residential) listed above.

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39. The current project does not meet the criteria to be exempt from requiring a greenhouse gas analysis in Table 5-8 because the proposed building exceeds a total of 2,000 square feet. However, the applicant has included the Project Screening Criteria by Project Features found in Table 5-9 as part of the project description for the proposed project. Therefore, the applicant has proposed that the project will exceed the California Energy Code requirements by 15 percent based on the 2008 Energy Efficiency Standards requirements, prohibit the use of fuel oil as a heating source, provide on site recycling and green waste bins and provide 10 percent of the required amount of parking spaces, a total of 4 spaces, for low emitting, fuel-efficient and/or carpool/vanpool parking only.
40. The 2013 California Building Code requirements exceed the 2008 Energy Efficiency Standards by more than 15%; therefore, this measure will not be attached to Site Development Permit SDP14-003.

Utilities

41. Tuolumne County Ordinance Code Section 17.34.010 requires public water and sewer for development in the C-1 district. The project site is within the water service area of the Tuolumne Utilities District (TUD), and also within TUD's sewer service area.

Tuolumne Utilities District

42. The Tuolumne Utilities District (TUD) was consulted concerning this project and responded that there is an active water service established for the parcel authorized for use by one single family residence or equivalent. An 8-inch water main is located in the right-of-way of Parrotts Ferry Road. If the proposed change of use results in usage beyond one single family residence or equivalent, then payment of additional capacity charges will be required to mitigate the additional demand on the Columbia water supply, treatment and storage facilities.
43. Water usage is calculated based on Equivalent Single-Family Residence (ESFR) which is 264 gallons per day (GPD) per single-family residence (calculated as an annual average); i.e. a single-family residence has an ESFR of 1.0. TUD has provided actual water consumption for the Jamestown Dollar General store which is the same size as the proposed store with installed landscaping:

	Cubic feet	Gallons	Per Day	ESFR
SEP/OCT 2015	2,092	15,648	261	0.99
JUL/AUG 2015	2,069	15,476	258	0.98
MAY/JUNE 2015	2,056	15,379	256	0.97
MAR/APR 2015	2,268	16,965	283	1.07
JAN/FEB 2015	1,377	10,300	172	0.65

(1 cubic foot is the equivalent of 7.48 gallons)

The average of the 2015 figures of water usage for the Jamestown Dollar General store is 0.93 ESFR, which is less water usage than a single-family residence.

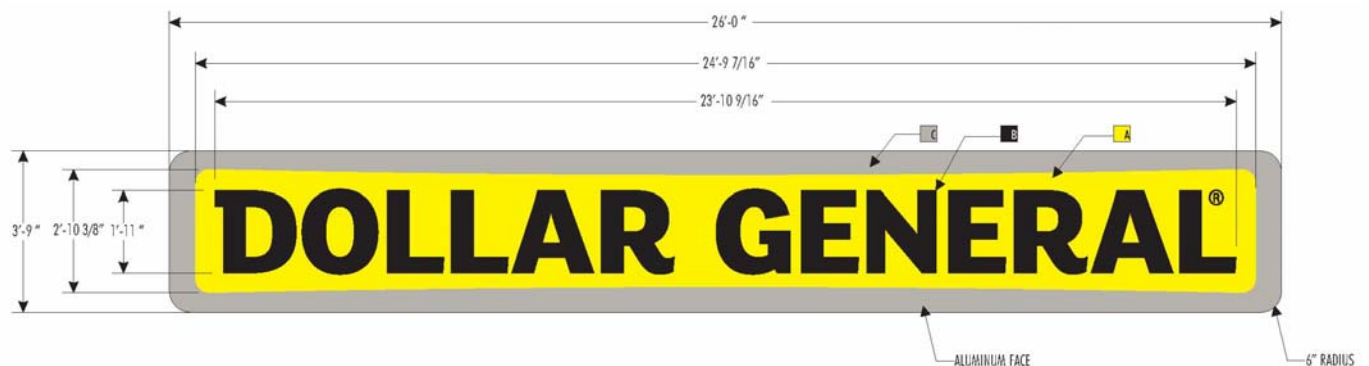
44. If TUD is under Phase III conservation measures prohibiting the watering of landscaping for new construction or development when the landscaping is required to be installed, a security agreement for the future planting of landscaping will be implemented allowing the actual installation of landscaping to be deferred until the Phase III measures are lifted.

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45. The TUD response also stated that there is not an active sewer service established for the parcel. An 8-inch sewer force main is located in the right-of-way of Parrotts Ferry Road but connection to the force main is not permitted. A 6-inch gravity sewer main exists, beginning at the intersection of Airport Road and Parrotts Ferry Road and continuing northward. This sewer main may extend south to Howser Lane. Pothole verification will be required prior to connection to the gravity line. TUD will assist the developer in locating this line. The developer would be required to pay capacity charges to mitigate impacts to TUD's wastewater collection, treatment and disposal system. Extension of water and sewer mains and service laterals would occur within existing public utility easements and the project site.
46. Water and sewer service to the project would require written agreement and approval by the Tuolumne Utilities District's Board of Directors. The agreement between TUD and the developer would specify the terms and conditions for service, including the developer's construction and transfer of public pipeline facilities, payment of administration, engineering and inspection fees and payment of connection fees. The developer would be required to pay capacity charges or build facilities to mitigate impacts to TUD's water supply, treatment and storage facilities and wastewater outfall system. Improvements to TUD's water storage and off-site distribution systems may be required.

Signage

47. Conditional Use Permit CUP14-012 has been requested to allow two attached signs, each 97.5± square feet in size, one facing Parrotts Ferry Road and the other Howser Lane, and one detached 32± square foot monument style sign. This exceeds the total allowed attached signage of 130 square feet. Pursuant to Section 17.62.060(l) of the TCOC, any sign in a commercial zoning district may be permitted subject to first securing a conditional use permit in lieu of all signs otherwise permitted in the Sign Ordinance. Section 17.68.020 of the TCOC states that the purpose of a conditional use permit is to allow the proper integration in the community of uses which may be suitable only on certain conditions in specific locations in a zoning district, or when a site is regulated in a particular manner. Conditional use permits are granted for a particular use at a particular location, and may be transferred by the permittee to another person but not to another location.
48. Two attached exterior lighted 26'-0" wide and 3'-9" tall (97.5 square feet) "Dollar General" signs are proposed, one on each frontage. The words "Dollar General" will be in black type on a yellow background. The two proposed attached signs are painted aluminum. The signs will have a gray border, and the store's name will be in black lettering on a yellow background. The total attached signage will be 195 square feet, which exceeds the allowed 130 square feet of attached signage.



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49. The detached sign was initially proposed to be a 19-foot tall 32 square foot pole sign, but this has been revised to be a 5-foot tall 32 square foot monument sign to comply with the Columbia Design Guidelines. The sign will be 4-feet tall on a less than one (1) foot high base for an overall height of 5-feet. The sign is similar in design and colors to the proposed attached signs, and will be placed on a brick base to match the exterior of the building.
50. The attached signs will be illuminated by five decorative light fixtures installed above each sign. The detached monument sign will be illuminated by light fixtures placed on the ground below the sign. The project will be conditioned to require white or clear lights.

Landscaping

51. Chapter 15.28 of the Tuolumne County Ordinance Code (TCOC) specifies landscaping requirements. Section 15.28.010 of the TCOC states the purpose of Chapter 15.28 as promoting the values and benefits of landscaping while recognizing it is in the public interest to conserve water. Chapter 15.28 implements this purpose by establishing regulations for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and in rehabilitated landscape areas. The regulations established have been prepared in accordance with the Water Conservation in Landscaping Act codified in Section 65591 et seq. of the California Government Code.
52. Pursuant to Section 15.28.030(B) of the TCOC, developments subject to a site development permit on land zoned commercial on parcels with a net area of more than one acre, but less than five acres, are required to landscape 15% of the project site. The site is 1.4± acres; therefore, approximately 9,148 square feet of landscaping is required. However, native vegetation retained on the project site can be counted towards the landscape requirement.
53. Section 15.28.040 of the TCOC states that except as provided in Section 15.28.050, landscaping for all projects subject to Chapter 15.28 shall comply with the following:
 - A. Drought tolerant vegetation species only shall be planted for ornamental purposes. Such plants shall be listed in the Landscape Guidelines maintained by the Community Resources Agency and shall be rated as having a low or moderate water need. The use of invasive or noxious plant species shall be prohibited.
 - B. Native or existing vegetation shall be retained on the project site to the maximum extent feasible.
 - C. Proposed landscaping shall reflect the horticultural attributes of plants, such as mature plant size and invasive surface roots, to minimize damage to property or infrastructure, such as buildings, sidewalks, and power lines. The landscaping should be designed so that mature vegetation is no closer than 10' to power lines.
 - D. Proposed plant placement shall incorporate solar orientation to maximize summer shade and winter solar gain, such as planting appropriate deciduous shade trees in parking lots.
 - E. The landscape design plan shall address fire safety and prevention. Avoid fire-prone plant materials and highly flammable mulches.
 - F. Turf areas shall be prohibited except for functional recreational areas.
 - G. All landscaped areas shall be mulched with materials which promote water retention and reduce water loss from evaporation in accordance with the standards in Section 15.28.090.
 - H. Irrigation systems shall be limited to low volume systems. Where available and allowed by State and County regulations, recycled water shall be used as a source for irrigation systems.

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- I. Recirculating water systems shall be used for decorative water features. Water features that do not use recirculated water shall be prohibited, except those that are used to retain or detain storm water.
 - J. A landscape plan demonstrating compliance with the landscape requirements provided herein shall be submitted in conjunction with an application for a project subject to the provisions of this Chapter. The landscape plan shall identify the existing vegetation to be retained, existing trees with 5" diameter at 4.5 feet above average ground level or larger to be removed, the location of proposed vegetation, the sizes and species of proposed plants, fences, planters and other landscape features, erosion control measures, the layout of the irrigation system, and any other information required by the Community Resources Director to determine compliance with the provisions of this Chapter.
 - K. Landscaping provided in accordance with Section 15.28.040 shall be exempt from the provisions of Sections 15.28.050, 15.28.060, 15.28.070, 15.28.080, 15.28.110, 15.28.120, 15.28.130, 15.28.140, and 15.28.180 of this Code.
54. The project applicant has submitted a landscape plan prepared by Green Design Landscape Architects, Inc. of Reno, Nevada, indicating approximately 9,148 square feet of landscaping, consisting of:

Quantity	Botanical Name	Common Name
5	<i>Robinia P. 'Purple Robe'</i>	Purple Robe Locust
1	<i>Calocedrus decurrens</i>	Incense Cedar
27	<i>Lavandula 'Irene Doyle'</i>	Lavender
10	<i>Baccharis pilularis 'Pigeon Point'</i>	Coyote Bush
20	<i>Cistus purpurea</i>	Rockrose
9	<i>Phormium 'Yellow Wave'</i>	New Zealand Flax
6	<i>Santolina chamaecyparissus</i>	Lavender Cotton
6	<i>Arctostaphylos 'Howard McMinn'</i>	Manzanita
21	<i>Zauschneria californica</i>	California Fuchsia
12	<i>Nepeta 'Walkers Low'</i>	Catmint
14	<i>Arctostaphylos 'Emerald Carpet'</i>	Manzanita
6	<i>Muhlenbergia capillaris 'Regal Mist'</i>	Pink Muhly
25	<i>Calamagrostis acutiflora 'Karl Foester'</i>	Feathered Reed Grass

55. The landscape plan is consistent with the Tuolumne County Landscape Guidelines, but the project will be conditioned to replace purple robe locust (*Robinia P. 'Purple Robe'*) with Ponderosa pine or native oaks (blue, interior, valley, or California black) as a response to received comments from the public. The replacement would be consistent with Implementation Program 15.A.h of the Columbia Community Plan and Design Criteria 13 of the Columbia Design Guidelines.
56. Any future changes to the approved landscape plan will require submittal of a revised Landscape Plan to the Planning Division of the Community Resources Agency for review and approval prior to installation of any plants. The Plan will be required to be consistent with Chapter 15.28 of the Tuolumne County Ordinance Code and plants must be installed prior to issuance of a Certificate of Occupancy. If the installation of landscaping is not allowed due to the current drought a security agreement must be entered into in lieu of planting.

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Lighting

57. Exterior lighting is proposed to be attached to the building and one three light standards in the parking area. Exterior lighting has the potential to distract or otherwise create a nuisance for motorists along Parrotts Ferry Road or neighboring properties. Therefore, the project will be conditioned so that the exterior lighting does not interfere with motorists traveling along any of the roadways adjacent to the project site or neighboring properties. A lighting plan will be required to be submitted for approval. The lighting plan shall incorporate the following:
- Screen lighting from roads with structures, vegetation, or topography; direct the light downward to the area to be illuminated;
 - Install shields to direct light and reduce glare;
 - Utilize low rise light standards or fixtures attached to the buildings; and
 - Utilize low or high pressure sodium lamps instead of halogen type lights.
 - All exterior lighting shall be equipped with automatic timing devices.
 - All outdoor lighting shall be turned off one hour after the store closing at night until two hours prior to opening in the morning, except: Outdoor lighting used for security purposes or to illuminate walkways, and parking lots may remain lighted after these hours when the lighting is activated by a motion sensor. The motion sensor controlled lighting shall turn on when activated and turn off within five minutes of inactivity. The motion sensor activated lighting shall not be triggered by any movement or activity located off the property. Any deviation to these restrictions must be submitted and approved by the Planning Division of the Community Resources Agency.
58. The project will be conditioned to require the parking lot light standards to be of post and lamp type or similar in appearance, and all other exterior light fixtures to be historical in appearance consistent with the Columbia Design Guidelines.

Cultural Resources

59. A cultural resources survey entitled *Cultural Resources Investigation of 22345 Parrotts Ferry Road, Sonora, Tuolumne County, California* was prepared by ASI Archaeology and Cultural Resources Management in January 2015.
60. Two cultural resources were identified: a concrete foundation/pad and an 'L'-shaped concrete foundation.
61. The concrete foundation/pad is the remains of the Columbia Mobile Gasoline Station. The Tuolumne County Assessor's records indicate a service station was built on the property in 1964. The survey states that the gas station was closed in 1990. Planning Division records indicate the structure was then used as "Alp's Sandals." The structure burned down in 1994.
62. The 'L'-shaped concrete foundation is believed to predate 1948, because it aligns with the building shapes on the 1948 and 1949 USGS topographic map. The land adjacent to this feature will be explored with a backhoe to determine if buried extensions of the foundation exist and to ascertain if there are intact archaeological deposits. The project will be conditioned to require a qualified archaeologist shall be present during any grading activity occurring in the vicinity of the 'L'-shaped concrete foundation.
63. As discussed in Response 4-6 in the Responses to Comments document, several comments mentioned a community named Bensonville as being located in the vicinity of the

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project site. County staff has contacted the Tuolumne County Museum and History Research Center, the Tuolumne County Recorder, and the Carlo M. De Ferrari Archive for information on Bensonville. It was determined that Bensonville was a mining community located southwest of Columbia that existed between 1850 and 1870, which probably included the project site.

64. The cultural resources survey prepared for the project entitled *Cultural Resources Investigation of 22345 Parrotts Ferry Road, Sonora, Tuolumne County, California* and prepared by ASI Archaeology and Cultural Resources Management in January 2015, did not reveal any remnants of the former Bensonville community. The survey noted that there is the potential to encounter subsurface cultural resources during land clearing and construction work. To assure that any unknown subsurface cultural resources will not be damaged as a result of the approval of this project, mitigation will be required for all earth disturbing activities pursuant to Section 14.10.150 of the Tuolumne County Ordinance Code. If subsurface resources are located during project construction, all work must stop in the resource area until a qualified archaeologist evaluates the resource.
65. To address concerns regarding Bensonville, a condition is proposed to require the placement of a plaque commemorating Bensonville on the project site adjacent to Parrotts Ferry Road within the proposed landscape area. The installation of the plaque would be required prior to issuance of a Certificate of Occupancy for the building. The condition is proposed to read as follows:

The property owner shall have a qualified professional draft the content of a 12-inch high by 15-inch wide plaque commemorating the community of Bensonville. The content shall be reviewed and approved by the Tuolumne County Historic Preservation Review Commission prior to creating the plaque. Approval of said content shall not be unreasonably withheld prior to creation of the plaque.

The proposed location of the plaque shall be shown on a site plan, for review and approval of the Community Resources Agency prior to installation. The location shall be within the landscape area, or other permanent fixed location.

The property owner shall have a 12-inch high by 15-inch wide bronze plaque containing the content approved by the Historic Preservation Review Commission created and installed in the location approved by the Community Resources Agency.

Traffic

66. The proposed project will have access off of Howser Lane, approximately 30 feet east from the intersection of Howser Lane and Parrotts Ferry Road.
67. In the area of the project site, stretching from approximately 240 feet south of the intersection of Parrotts Ferry Road with Springfield Road north to approximately 150 feet north of the intersection with Airport Road, Parrotts Ferry Road is a two lane rural major collector road with an 11 foot wide two way left turn (TWLT) lane and paved shoulders that range in width from 1 to 4 feet. There are no sidewalks on Parrotts Ferry Road in the project area. Major collector roads are defined in the Tuolumne County General Plan as routes that function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collector roads and local access roads with nearby towns and communities or the arterial system.

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68. Howser Lane is a two lane non-County maintained rural local road. The rural local road system primarily provides direct access to residential property and other areas which are not directly served by the collector or arterial system.
69. Three streets intersect Parrotts Ferry Road in relatively close proximity in the area of the proposed development: Airport Road, Howser Lane, and Springfield Road.
70. A Level 1 traffic study addressing access and safety issues prepared under Tuolumne County traffic study guidelines was required for the project. The *Traffic Access Assessment for Columbia Dollar General Store, Tuolumne County* was prepared by KD Anderson & Associates, Inc. of Loomis, California, and dated February 2, 2015, to identify, quantify, and mitigate project impacts to traffic and circulation. The traffic study is available for review at the Community Resources Agency.
71. Improvements to Howser Lane will consist of widening the road to two 10 foot wide lanes, with two foot wide paved shoulders, meeting a Traffic Index of 5.0 from the intersection with Parrotts Ferry Road past the driveway encroachment. East of the driveway encroachment, the width of Howser Lane shall be tapered for 50 feet to reduce the width to that of the existing roadway.
72. The amount of traffic associated with Dollar General is not sufficient to appreciably worsen existing traffic conditions in the area based on today's Level of Service. However, under long term conditions, appreciable congestion is anticipated at the Parrotts Ferry Road/Springfield Road intersection whether the Dollar General store proceeds or not. Some form of capacity increasing improvement is expected to be needed in this area in the future. Based on the Traffic Study, the Engineering Division has determined that the developer will be required to pay a "fair share" of the cost of the re-alignment of Springfield Road to shift its intersection with Parrotts Ferry Road to the south (approximately 400 linear feet) to line up with the existing commercial driveway serving the Kwik Serv mini-mart and gas station.
73. The fair share contribution is based upon the amount of traffic generated by the proposed project as calculated in the *Traffic Access Assessment for Columbia Dollar General Store, Tuolumne County*. According to this study, Dollar General Traffic Alone would generate three AM peak hour trips on Springfield Road, and two PM peak hour trips. The Existing Traffic Volumes plus Dollar General Traffic Volumes would result in totals of 76 AM peak hour trips and 124 PM peak hour trips. Dividing the Dollar General Traffic Alone peak hour trips by the Existing plus Dollar General Traffic Volumes results in the percentage of trips on Springfield Road that the Dollar General store will generate, as follows:

$$\frac{3 \text{ AM peak hour trips (Dollar General Traffic Alone)}}{76 \text{ AM peak hour trips (Existing plus Dollar General)}} = 3.95\%$$
$$\frac{2 \text{ PM peak hour trips (Dollar General Traffic Alone)}}{124 \text{ PM peak hour trips (Existing plus Dollar General)}} = 1.61\%$$

The average of these two percentages of Dollar General peak hour trips on Springfield Road is 2.78%.

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Re-alignment of Springfield Road will require the construction of 600± linear feet of new roadway. The current estimate for new road construction is \$8,000,000 per mile, which is \$1,515± per foot. 600± linear feet at this rate is \$909,090±.

The cost for improvements at the re-aligned Springfield Road and Parrotts Ferry Road intersection is estimated at \$200,000. The estimated cost for the re-alignment of Springfield Road and intersection improvements is \$1,109,090± plus a 15% contingency amount for a total of \$1,275,500±.

The fair share contribution for Dollar General is 2.78% of \$1,275,500±, resulting in an estimated total of \$35,459±.

74. While the Dollar General store is not expected to regularly attract a large number of pedestrians, any commercial business near Columbia could attract customers who arrive on foot. General Plan Implementation Program 2.B.g requires when appropriate and warranted new development to contribute to, or construct bicycle and pedestrian facilities. The project will be required to construct a concrete sidewalk across the entire frontage of the project site (APN 32-180-01) along the east side of Parrotts Ferry Road to comply with Implementation Program 2.B.g. The cost of this improvement can be used as a credit towards a portion of the projects' Traffic Impact Mitigation Fees (TIMF). The sidewalk will route pedestrians along the Parrotts Ferry Road frontage, and around the corner to Howser Lane. A pedestrian path of travel will be painted across the driveway parallel to Howser Lane to another sidewalk routing pedestrians to another path of travel painted across the parking lot to the store's entry.
75. The Tuolumne County Board of Supervisors has determined that projects of this type contribute cumulatively to the significant adverse impacts on the County's circulation system. To mitigate this impact, the project proponent or subsequent developer shall pay an appropriate Traffic Impact Mitigation Fee (TIMF) prior to issuance of a Certificate of Occupancy pursuant to Section 3.54.040 of the Tuolumne County Ordinance Code. Based on the usage of the building as high volume retail, the current fee is \$8,640 per 1,000 square feet. This fee is adjusted annually in response to the cost of living. The total fee at the current rate would be \$76,986. The final TIMF fees will be calculated and due prior to the issuance of a Certificate of Occupancy by the Building and Safety Division.
76. A credit against the TIMF will be granted based on the value of transportation improvements, or donations or dedications of land, or facilities which are included in the Countywide Traffic Circulation Improvement Program or directly reduce the costs of any improvement identified in that program. Transportation improvements which qualify for the credit are those associated with a roadway widening, roadway extension, capacity improvement or traffic signal installation on the Countywide Traffic Circulation Improvement program, and includes grading, paving, curb and gutter, sidewalks, transit stops, median islands, channelization, interchanges, relocation of utilities, over-crossings, sound walls, bridges, lighting, landscaping, right of way and mitigation of environmental impacts. Credit for improvements that meet the above criteria may be granted up to the amount of the fee. If the cost of the improvement exceeds the amount of the required fee, no refund will be granted.
77. Improvements that are required as conditions of a development approval that do not meet the above criteria, will not receive credit. To receive credit, the actual cost of the work performed must be submitted to the Community Resources Agency. The eligibility of improvements for and the amount of any credit shall be determined by the Community Resources Director.

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78. The portion of Parrotts Ferry Road between Sawmill Flat Road and Airport Road is listed in the Countywide Traffic Circulation Improvement Program; therefore, the cost of improvements to Parrotts Ferry Road can be used as a credit towards a portion of the projects' Traffic Impact Mitigation Fees (TIMF) for this project.

California Department of Transportation (Caltrans)

79. As noted in Response 3-1 in the Responses to Comments document, Caltrans commented on the project by stating that there is no approved STAA (federal Surface Transportation Assistance Act of 1982) terminal access to the project site. The project will be conditioned to prohibit STAA trucks for delivery to the proposed store, until proof of a STAA terminal access to the project site is approved by Caltrans and submitted to the Planning Division of the Community Resources Agency.

Advisory Agencies

80. Several advisory agencies were notified of the project. Their comments are addressed in the Initial Study, while responses to the Initial Study are addressed in the Responses to Comments document. The Central Valley District Superintendent of the California Department of Parks and Recreation provided a response to the Initial Study expressing concerns over the negative effect of the project on heritage tourism and the Parrotts Ferry Road corridor as the gateway to Columbia State Historic Park, the scale and design of the building, the allowance of extra signage, inappropriate lighting, and the parking location. These concerns are addressed in Responses 4-1 through 4-9 of the Responses to Comment document.

The Appeal

81. On December 16, 2015, the Tuolumne County Planning Commission denied Site Development Permit SDP14-003 and Condition Use Permit CUP14-012 on a vote of five commissioners in favor of denial and two opposed. Approximately 200 members of the public attended the hearing, with seven people speaking in favor of the project and sixty-one speaking in opposition. A copy of the Planning Commission's decision letter is located at the end of this report.
82. On December 22, 2015, the applicant, Joe Dell, submitted an appeal of the Planning Commission's decision to deny Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012 to the Tuolumne County Board of Supervisors. The appeal submitted by Mr. Dell states the appeal was submitted to exhaust the administrative process and because the applicant disagrees with the Planning Commission's decision. Please refer to the copy of the letter of appeal attached hereto.
83. Section 17.68.130(C) of the Tuolumne County Ordinance Code states that, "An appeal on any aspect of an application submits the entire entitlement to comprehensive (de novo) review and the decision making body shall consider the public record, receive testimony, and make all findings and determinations necessary to approve, conditionally approve , or deny the application."

PREPARED BY: Alex Guilbert, Planner

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CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT PERMIT SDP14-003

(In the Responses to Comments to the Mitigated Negative Declaration several changes have been proposed to the original conditions. These changes are identified in red text.)

General Conditions:

1. PD As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.68.150)

Conditions to be met prior to the issuance of a Grading Permit:

2. ED Secure a Grading Permit from the Engineering Division of the Community Resources Agency. (TCOC, Section 12.20.050)
3. ED/PD Submit an individual site grading plan for the project to the Engineering Division of the Community Resources Agency for review and approval. The plans shall state that a qualified archaeologist shall be present during any

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grading activity occurring in the vicinity of the 'L'-shaped concrete foundation pursuant to Condition 29. (TCOC, Section 12.20.140)

4. ED A drainage plan shall be submitted to the Engineering Division of the Community Resources Agency for review and approval to address the following:
 - a. The entire project site including the parking lot drainage.
 - b. The additional runoff to downstream drainages, culverts and adjacent property.
 - c. A retention/detention basin, sedimentation basin, or similar device shall be installed to filter and attenuate surface runoff from paved travel ways and parking areas prior to discharge into the natural drainage system to minimize degradation. If an on-site retention/detention system is used, the basin may be proposed as subsurface under the parking lot.(TCOC, Chapter 12.20)
5. ED/BD/PD A parking area plan shall be submitted to the Engineering, Building and Safety, and Planning Divisions of the Community Resources Agency for review and approval in connection with the site grading and drainage plan. Plans shall address:
 - a. Internal traffic circulation, parking stall layout and include necessary striping, marking and signing.
 - b. The parking lot control plan shall provide commercial driveways and roads, a minimum of 20 feet in width, meeting the requirements of Title 11 of the Tuolumne County Ordinance Code.
 - c. The onsite roads shall be paved and extended to within 150 feet of all portions of all buildings.
 - d. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans.
 - e. A total of 40 parking spaces are required, including 2 handicapped accessible and 4 spaces for low emitting, fuel-efficient and/or carpool/vanpool parking only. The parking area plan shall be submitted in connection with the site grading and drainage plan.(CEQA, Section 15041, [Initial Study, "Greenhouse Gas Emissions"]; TCOC, Section 11.16.020; CFC, Sections 902.2.3 and 902.2.2.4)
6. ED Submit a drainage study to the Engineering Division of the Community Resources Agency addressing the entire on-site area and additional storm water runoff, and the ability of downstream drainage ditches and culverts to handle the runoff. (TCOC, Chapter 12.20)
7. ED/SUR Provide proof of legal access to Howser Lane to the Engineering Division and the Surveying Division of the Community Resources Agency in the form of a Title Report ensuring legal access. (TCOC, Section 17.68.150)
8. ED Submit an Encroachment Detail to the Engineering Division of the Community Resources Agency for review and approval for access onto Howser Lane. (TCOC, Section 17.68.150)

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9. ED Secure a Road Encroachment Permit from the Engineering Division of the Community Resources Agency for access onto Parrotts Ferry Road and at the Howser Lane encroachment for any utilities improvements within the County road right-of-way. (TCOC, Section 12.04.010)
10. ED Submit Road Improvement Plans for the improvements to Parrotts Ferry Road and Howser Lane to the Engineering Division of the Community Resources Agency for review and approval pursuant to Conditions 47, 48, 49 and 50, that include the following:
- a. A concrete sidewalk along the entire Parrotts Ferry Road frontage of the project site (APN 32-180-01). An earthtone stain shall be used in any concrete sidewalks or pedestrian walkways related to this project.
 - b. Improvements to Parrotts Ferry Road (from the Parrotts Ferry Road frontage of the project site to the Airport Road intersection) including:
 - Widen the existing two-way left turn lane from its current 11 foot width to a minimum of 15-foot wide;
 - Widen the existing north bound lane to 12-feet wide;
 - Provide a 6-foot wide paved shoulder on the north bound lane;
 - Provide a deceleration taper on the north bound lane of Parrotts Ferry Road as it approaches Howser Lane;
 - The designed road section shall be designed and constructed to be capable of supporting a Traffic Index of no less than 8.5; and
 - Provide a 2 inch thick minimum asphalt concrete overlay with paving fabric over the existing road section within the entire limit of the project improvement (including the south bound lane).
 - c. Improvements to Howser Lane including:
 - Widen the road to two 10-foot wide lanes;
 - Provide 2-foot wide paved shoulders;
 - The road shall be designed and constructed to meet a Traffic Index of 5.0 from the intersection with Parrotts Ferry Road past the driveway encroachment; and
 - East of the driveway encroachment the width of Howser Lane shall be tapered for 50 feet to reduce the width to that of the existing roadway.
- (CEQA, Section 15041, [Initial Study, "Traffic and Circulation," "Land Use and Planning," and "Visual Quality"]; TCOC, Section 11.04.010)
11. ED Provide proof to the Engineering Division of the Community Resources Agency that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site, and as indicated on the approved improvement plans. (TCOC, Section 17.68.150)

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12. PD Submit an Exterior Lighting Plan for review and approval by the Community Resources Agency. Exterior lighting shall incorporate the following:
- a. Screen lighting from roads with structures, vegetation, or topography; direct the light downward to the area to be illuminated;
 - b. Install shields to direct light and reduce glare;
 - c. Utilize low rise light standards or fixtures attached to the buildings; and
 - d. Utilize low or high pressure sodium lamps instead of halogen type lights.
 - e. All exterior lighting shall be equipped with automatic timing devices.
 - f. All outdoor lighting shall be turned off one hour after the store closing at night until two hours prior to opening in the morning, except: Outdoor lighting used for security purposes or to illuminate walkways, and parking lots may remain lighted after these hours when the lighting is activated by a motion sensor. The motion sensor controlled lighting shall turn on when activated and turn off within five minutes of inactivity. The motion sensor activated lighting shall not be triggered by any movement or activity located off the property. Any deviation to these restrictions must be submitted and approved by the Planning Division of the Community Resources Agency.
 - g. All exterior light fixtures shall be of historical appearance consistent with the Columbia Design Guidelines.
 - h. Parking lot light standards shall be of the post and lamp type or similar in appearance. (CEQA, Section 15041, [Initial Study, "Land Use and Planning" and "Visual Quality"])
- (CEQA, Section 15041, [Initial Study, "Land Use and Planning" and "Visual Quality"]; CEQA, Section 15041, [Response to Comments])
13. PD Submit a revised Landscape Plan to the Planning Division of the Community Resources Agency for review and approval. The revised Plan shall replace purple robe locust with Ponderosa Pine or native oaks (blue, interior, valley, or California black) and shall be consistent with Chapter 15.28 of the Tuolumne County Ordinance Code. The location of limestone rocks and boulders shall be indicated on the Landscape Plan. (TCOC, Section 15.28.010; CEQA, Section 15041, [Initial Study, "Land Use and Planning"]; CEQA, Section 15041, [Responses to Comments])
14. ED Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) general permit for construction related storm water discharges). (CEQA Section 15041, [Initial study, "Hydrology and Water Quality"], Federal Water Pollution Control Act, State Water Resources Control Board)

Conditions to be met prior to the issuance of a Building Permit:

15. BD Meet the obligations to obtain a Building Permit for construction from the Building and Safety Division of the Community Resources Agency. (CBC, Section 105.1)

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16. PD/BD

The plans submitted with the Building Permit application shall indicate the following information:

- All structures on the project site shall receive public water from the Tuolumne Utilities District.
- All structures on the project site shall be connected to the public sewer system operated by the Tuolumne Utilities District.
- Smooth fiber cement horizontal lap siding shall be installed wherever fiber cement siding is proposed.
- The exterior finish colors of the building shall consist of burnished slate on the metal awning, timber bark, khaki brown, and iron gray on the fiber cement siding surfaces, with red brick on the northwest corner of the building. Sandstone shall be used on the south and east non-road frontage sides of the building.

EXTERIOR FINISH COLORS



- Structures on the project site shall not utilize fuel oil as a heating source.
- Parking lot light standards shall be of the post and lamp type or similar in appearance.
- All exterior light fixtures shall be of historical appearance consistent with the Columbia Design Guidelines.
- All signs shall not be interior lit, but may be exterior lit with either white or clear lights.
- Brass and ornamental address numbers on the glass front door shall be in a font listed in the Columbia Design Guidelines.
- A parapet or similar feature, similar in design to the parapets on the west and north elevations of the building, shall be required on the south facing elevation.
- A plot plan supplement showing the location and design of refuse facilities for the storage of solid waste and recyclable materials.
- Exposed areas of retaining walls shall not exceed six feet in height. A veneer of natural stone or manufactured stone shall be required on all visible surfaces to help blend the wall with the natural environment.
- An earthtone stain shall be used in any concrete sidewalks or pedestrian walkways related to this project.

(CEQA Section 15041, [Initial Study, " Land Use and Planning" and "Visual Quality"]; CEQA Section 15041, [Responses to Comments]; TCOC, Section 17.34.010)

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17. FPD The required fire flow for the proposed project shall be 2,500 gallons per minute (gpm) at 20 psi for two (2) hours with type V non-rated construction. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gpm. (CFC, Section 508.3)
18. FPD The required fire flow shall be on site, tested and approved by the Tuolumne County Fire Prevention Division prior to the issuance of any building permits. (TCOC, Chapter 15.20.010)
19. FPD County Standard Dry Barrel Hydrants shall be available within 300 feet of the furthest portion of all proposed buildings measured by way of drivable access. The Tuolumne County Fire Prevention Division shall approve all hydrant plans, locations and installations. (TCOC, Chapter 15.20)
20. FPD If fire sprinklers are going to be installed, plans shall be submitted to the Tuolumne County Fire Prevention Division for review and approval prior to issuance of a building permit. Fire alarm plans may be a deferred submittal. (TCOC, Section 15.20.010)
21. BD/PD All plans submitted to the County shall demonstrate that all utilities will be placed underground where feasible. (CEQA, Section 15041, [Initial Study, "Land Use and Planning" and "Visual Quality"])

Conditions to be met during the construction phase of the proposed project:

22. BD Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line-of-sight between lot corners does not exist, appropriate markers shall be set on the property line to identify the boundaries while construction is in progress. (TCOC, Chapter 12.20 and Section 17.56.020)
23. BD Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. (CEQA, Section 15041, [Initial Study, "Noise"])
24. BD/ED Property owner shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the construction site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. (TCOC, Section 12.20.370)
25. BD Exposed serpentine gravel is prohibited on the construction site unless completely enclosed by unrestricted material. (Health and Safety Code, Section 93106)

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26. ED All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized as soon as possible and before October 15 of the construction year, and emergency erosion control measures shall be utilized as requested by County officials. (TCOC, Section 12.20.350)
27. ED The property owner shall submit an erosion control plan to the Engineering Division of the Community Resources Agency for any construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all construction shall cease on or before October 15. (TCOC, Section 12.20.150)
28. PD If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
- A. The person discovering the cultural resource shall notify the Community Resources Agency by telephone within 4 hours of the discovery or the next working day if the department is closed.
 - B. When the cultural resource is located outside the area of disturbance, the Community Resources Agency shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
 - C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Resources Agency may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
 - D. When the cultural resource is determined to not be significant, the qualified professional or Community Resources Agency shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Resources Agency.
 - E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and

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implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Resources Agency. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150; CEQA, Section 15041, [Initial Study, "Cultural Resources"])

- 29. ED/PD A qualified archaeologist shall be present during any grading activity occurring in the vicinity of the 'L'-shaped concrete foundation. (CEQA, Section 15041, [Initial Study, "Cultural Resources"])
- 30. APCD Secure burning permits from the Tuolumne County Air Pollution Control District and the California Department of Forestry and Fire Protection prior to burning vegetation on the site. Only clean dry vegetation shall be burned on the site on a California Air Resources Board declared permissive burn day. (California Health and Safety Code; California Public Resources Code Sections 41800 & 41802; General Plan, Implementation Program 12.D.d; TCAPCD Rules and Regulations, Regulation III)
- 31. AG All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control or landscaping on the project site shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
- 32. AG All equipment brought to the project site for construction shall be thoroughly cleaned of all dirt and vegetation prior to entering the site, in order to prevent importing noxious weeds. (Food and Agriculture Code, Section 5401)
- 33. AG All material brought to the site, including rock, gravel, road base, sand, and top soil, shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
- 34. SW All solid waste from demolition or construction activities shall be disposed of at facilities authorized by the Board of Supervisors by resolution, including the Cal Sierra Transfer Station, the Pinecrest Transfer Station, or the Groveland Transfer Station. Solid Waste that is not accepted at any of these

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facilities may be disposed of at an alternative facility that is permitted to receive the waste. (TCOC, Section 7.12.050)

35. PD The developer shall make a good faith effort to hire firms and contractors that are based in Tuolumne County and utilize suppliers and vendors whose primary place of business is in Tuolumne County. (TCOC, Section 17.68.150)

Conditions to be met prior to the issuance of a Certificate of Occupancy by the Building and Safety Division of the Community Resources Agency:

36. PD The final project shall meet all requirements mandated by federal, state or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.68.150)
37. BD The applicable Traffic Impact Mitigation Fee shall be paid to Tuolumne County prior to issuance of a Certificate of Occupancy. (TCOC, Chapter 3.54; CEQA, Section 15041, [Initial Study, "Traffic and Circulation"])
38. BD All structures on the project site shall receive public water from the Tuolumne Utilities District. (TCOC, Section 17.34.010)
39. BD All structures on the project site shall be connected to the public sewer system operated by the Tuolumne Utilities District. (TCOC, Section 17.34.010)
40. FPD/BD Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers and symbols for addresses shall be a minimum of six inch letter height but shall not exceed twelve inches in height, five-eighth inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings shall use same size configuration and be illuminated. Brass and ornamental address numbers on the glass front door shall be in a font listed in the Columbia Design Guidelines. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (TCOC Sections 12.12.080(A)(3) and 12.12.080(A)(4); CFC, Section 505)
41. ED Road Encroachments shall be installed in accordance with the plans approved by the Engineering Division of the Community Resources Agency. (TCOC, Section 12.04.010)
42. ED/FPD Paved access roadways meeting the requirements of Chapter 11.16 of the Tuolumne County Ordinance Code shall be extended to within 150 feet of all portions of all buildings. (TCOC, Section 11.16.020)

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43. FPD/ED Paved access roadways shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roadways shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roadways shall be designed and maintained to support the imposed loads of fire apparatus. The configuration of the fire apparatus access roadways shall be indicated on the site plan and shall be approved by the Tuolumne County Fire Prevention Division. (CFC, Section 503; TCOC, Section 11.16.020)
44. FPD For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Tuolumne County Fire Prevention Division. (CFC, Section 503)
45. ED Drainage improvements shall be installed in accordance with the drainage plans approved by the Engineering Division of the Community Resources Agency pursuant to Condition 4. (TCOC, Section 17.68.150)
46. ED/SUR Dedicate the area 40 feet from the center line of Parrotts Ferry Road adjacent to the project site to the public for road and public utility purposes. (TCOC, Section 17.68.150)
47. ED Construct a 5-foot wide concrete sidewalk along the entire Parrotts Ferry Road frontage as it abuts the property (APN 32-180-01). (CEQA, Section 15041, [Initial Study, "Traffic and Circulation"])
48. ED Construct the following road improvements to Parrotts Ferry Road (from the Parrotts Ferry Road frontage of the project site to the Airport Road intersection) pursuant to Condition 10, including:
- Widen the existing two-way left turn lane from its current 11 foot width to a minimum of 15-foot wide;
 - Widen the existing north bound lane to 12-feet wide;
 - Provide a 6-foot wide paved shoulder on the north bound lane;
 - Provide a deceleration taper on the north bound lane of Parrotts Ferry Road as it approaches Howser Lane;
 - The designed road section shall be designed and constructed to be capable of supporting a Traffic Index of no less than 8.5; and
 - Provide a 2 inch thick minimum asphalt concrete overlay with paving fabric over the existing road section within the entire limit of the project improvement (including the south bound lane).
- (TCOC, Section 11.20.020; CEQA, Section 15041, [Initial Study, "Traffic and Circulation"])
49. ED Construct the following road improvements to Howser Lane pursuant to Condition 10:
- Widen the road to two 10-foot wide lanes;
 -
 - Provide 2-foot wide paved shoulders;

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- The road shall be designed and constructed to meet a Traffic Index of 5.0 from the intersection with Parrotts Ferry Road past the driveway encroachment; and
 - East of the driveway encroachment the width of Howser Lane shall be tapered for 50 feet to reduce the width to that of the existing roadway. (TCOC, Section 11.20.020; CEQA, Section 15041, [Initial Study, "Traffic and Circulation"])
50. ED/BD The developer shall pay a "fair share" of the cost of the re-alignment of Springfield Road to shift its intersection with Parrotts Ferry Road to the south (approximately 400 linear feet) to line up with the existing commercial driveway serving the Kwik Serv mini-mart and gas station as calculated by the Roads Division of the Community Resources Agency. (CEQA, Section 15041, [Initial Study, "Traffic and Circulation"])
51. PD All landscaping on the site shall adhere to the Landscape Plan approved by the Community Resources Agency pursuant to Condition 13. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. If the installation of landscaping is not allowed due to drought then a security agreement may be entered into in lieu of planting prior to issuance of the Certificate of Occupancy. (TCOC, Sections 15.28.010 and 17.68.150)
52. PD Irrigation systems for landscape vegetation shall comply with Chapter 15.28 of the Tuolumne County Ordinance Code. (TCOC, Chapter 15.28)
53. PD All landscaped areas shall be mulched with materials, such as bark or wood chips, which promote water retention and reduce water loss from evaporation consistent with Chapter 15.28 of the Tuolumne County Ordinance Code. (TCOC, Chapter 15.28)
54. PD Limestone rocks and boulders shall be placed as indicated on the Landscape Plan approved by the Community Resources Agency pursuant to Condition 13. (CEQA, Section 15041, [Responses to Comments])
55. PD A "nostalgic wire fence," not exceeding four feet in height, shall be installed between the parking area and the landscape area along Parrotts Ferry Road. The placement of historical equipment with local significance within the landscape area is also encouraged. (CEQA, Section 15041, [Responses to Comments])
56. PD The property owner shall have a qualified professional draft the content of a 12-inch high by 15-inch wide plaque commemorating the community of Bensonville. The content shall be reviewed and approved by the Tuolumne County Historic Preservation Review Commission prior to creating the plaque. Approval of said content shall not be unreasonably withheld prior to creation of the plaque. (CEQA, Section 15041, [Responses to Comments])
57. PD The proposed location of the plaque shall be shown on a site plan, for review and approval of the Community Resources Agency prior to installation. The

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location shall be within the landscape area, or other permanent fixed location. (CEQA, Section 15041, [Responses to Comments])

58. PD The property owner shall have a 12-inch high by 15-inch wide bronze plaque containing the content approved by the Historic Preservation Review Commission created and installed in the location approved by the Community Resources Agency. (CEQA, Section 15041, [Responses to Comments])
59. PD/BD All parking on the site shall adhere to the Parking Area Plan approved by the Community Resources Agency pursuant to Condition 5. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Chapter 17.60)
60. PD/BD All construction on the site shall adhere to the site plan and exterior elevational drawings approved by the Tuolumne County Board of Supervisors on _____ as modified by the Conditions of Approval provided herein. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.68.150)
61. BD/PD Refuse storage facilities shall be constructed as shown on the plot plan supplement approved by the Community Resources Agency referenced in Condition 6. (California Code of Regulations, Title 14, Sections 17301-17317)
62. BD/PD The property owner shall provide accessible recycling and green waste bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling to patrons. (CEQA Section 15041, [Initial Study, "Greenhouse Gas Emissions"])
63. PD/SD Exterior lighting of the parking areas and structures shall be installed as shown on the approved Exterior Lighting Plan referenced in Condition 12. (CEQA, Section 15041, [Initial Study, "Land Use and Planning" and "Visual Quality"])
64. PD/BD All signs shall not be interior lighted, but may be exterior lighted with either white or clear lights. (CEQA, Section 15041, [Initial Study, "Land Use and Planning" and "Visual Quality"])
65. ED All grading, both on and off site, shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division of the Community Resources Agency referenced in Condition 3. (TCOC, Chapter 12.20)
66. PD A site inspection will be conducted by Community Resources Agency personnel to verify compliance with the conditions listed above. (TCOC, Section 17.68.150)

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Conditions to be met after occupancy of the buildings. The owner of the property at the time of construction or use shall be responsible for compliance with the following conditions:

67. PD The property owner, shall be responsible for maintaining the landscaping in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety. (TCOC, Section 15.28.190)
68. PD The property owner, shall be responsible for maintaining the building in an attractive and usable condition. (TCOC, Section 17.68.150)
69. PD/ED The retention/detention basin, sedimentation basin, or similar device installed pursuant to Condition 4 shall be maintained annually pursuant to the approved engineered plan. (CEQA, Section 15041, [Initial Study, "Hydrology and Water Quality"])
70. PD The use of STAA (federal Surface Transportation Assistance Act of 1982) trucks for delivery to the proposed store is prohibited until proof of a STAA terminal access to the project site approved by Caltrans is submitted to the Planning Division of the Tuolumne County Community Resources Agency. (CEQA, Section 15041, [Responses to Comments])
71. PD The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L _{eq} . (1 hour) ¹	45 L _{eq} . (1 hour) ¹

¹L_{eq}. 1 hour refers to the average noise level measured over a one hour period.
(CEQA, Section 15041, [Initial Study, "Noise"])

72. PD All window displays shall conform to Chapter 17.62 of the Tuolumne County Ordinance Code. (TCOC, Chapter 17.62)
73. PD Any new structure, development, or use on the site shall be constructed, painted, designed, or operated in such a way as to avoid:
- Glare or distracting lights which could be mistaken for airport lights.
 - Sources of dust, steam or smoke which may impair pilot visibility.
 - Sources of electrical interference with aircraft communications or navigation; and
 - Any uses which may attract large flocks of birds.
- (ALUCP, Policy 2.4.3.5)

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74. PD No new structure or new vegetation, such as trees, shall exceed a height of 2,262 feet mean sea level. The height of a structure includes any antenna, chimney or other attachments. (ALUC, Table 2A)
75. AG The property owner shall maintain and implement an effective program for the monitoring and control of noxious weeds. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 5401 and 5402)
76. EH A permit shall be obtained from the Environmental Health Division of the Community Resources Agency, Certified Unified Program Agency, for handling, use, storage, or generation of hazardous materials and/or hazardous waste on the site. (TCOC, Chapter 13.24; CHSD, Division 20, Chapters 65 and 6.95; CCR, Title 19 and Title 22)
77. SW If a business located on the project site generates more than four (4) cubic yards of solid waste per week, then recycling is required. Recycling can include subscribing to recycling service provided by the franchise hauler for the collection area, self-hauling recyclables to a recycling center or donating recyclables to a charitable cause. (CCR, Section 18837)
78. SW Excepting disruptions in normal refuse collection schedules, refuse shall not be allowed to remain on the premises for more than seven (7) days unless it is satisfactorily composted, used as animal food, used as soil amendments, or some other beneficial use, provided such use does not create a nuisance. (TCOC, Section 8.05.035)
79. SW Persons hauling solid waste from their own residence or solid waste generated in the course of their own business (including building contractors) shall deliver such solid waste only to facilities authorized by the Board of Supervisors by resolution, including the Cal Sierra Transfer Station, the Pinecrest Transfer Station, or the Groveland Transfer Station. (TCOC, Section 7.12.050)

MONITORING PROVISION: A Notice of Action shall be recorded for Conditions 1, and 67 through 79 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Resources Agency during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.68.150)

COMMUNITY RESOURCES AGENCY CONTACT PERSON: Alex Guilbert, Planner

SORIA, AMESQUITA, AND SORIA APPEAL

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP14-012

General Conditions:

1. PD As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.68.150)
2. PD All commercial signs shall advertise or relate to a business, product or activity being conducted or produced on the parcel on which such signs are placed. (TCOC, Section 17.62.010(B))

Conditions to be met during the construction phase of the sign:

3. BD Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. (TCOC, Section 17.68.150)
4. PD If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the real property for which the Permit was approved and all persons conducting any activity authorized by this Permit shall comply with the following provisions:

SORIA, AMESQUITA, AND SORIA APPEAL

- A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 4 hours of the discovery or the next working day if the department is closed.
- B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department.
- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

SORIA, AMESQUITA, AND SORIA APPEAL

Conditions to be met prior to a final inspection of the sign:

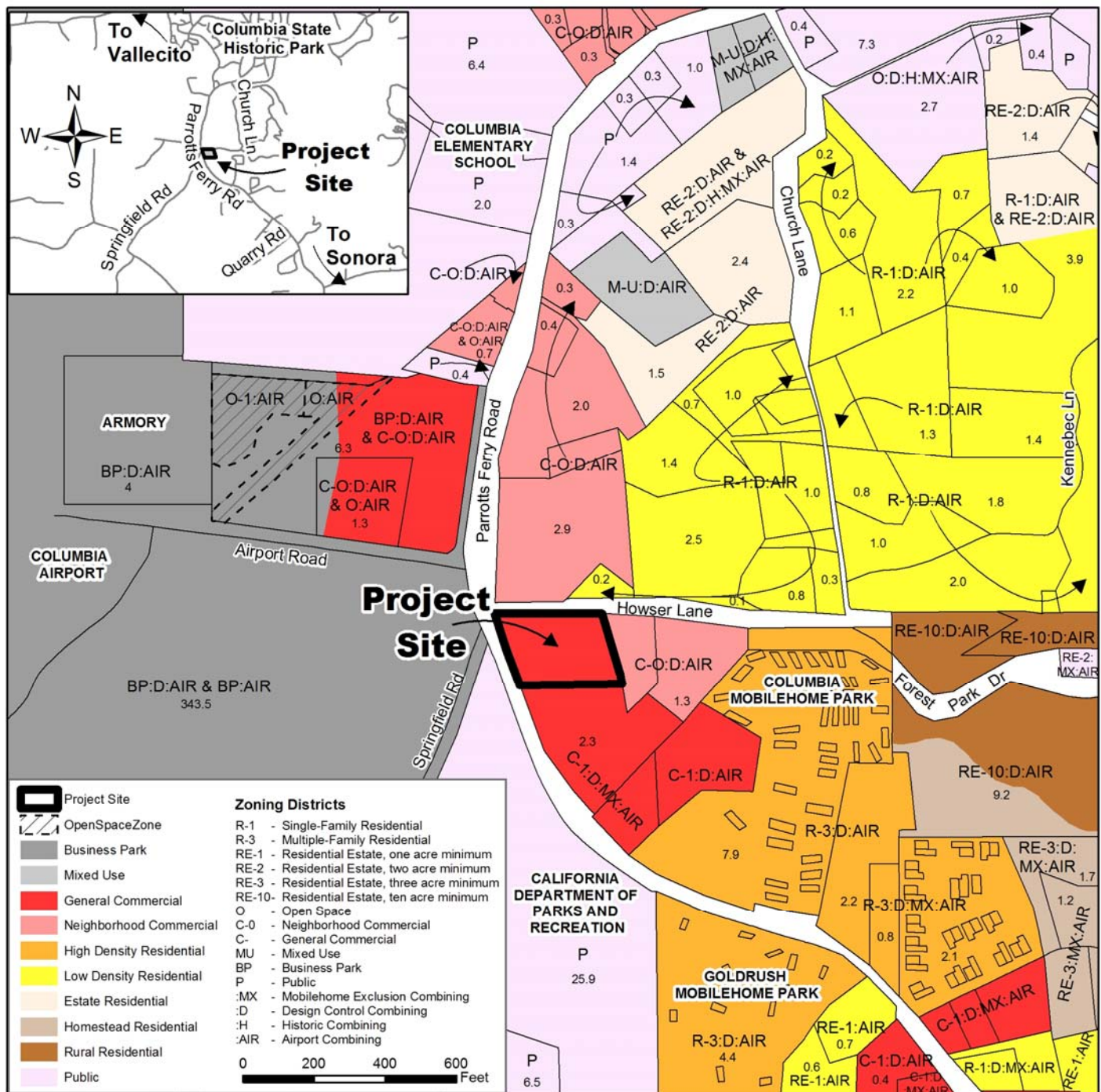
5. PD The signs shall conform to the plans approved by the Tuolumne County Board of Supervisors on _____, 2015 for the sign, including design, size, height, color, location, materials and lighting. (TCOC, Section 17.68.150)

Ongoing Conditions:

6. PD Property owner shall be responsible for maintaining the signs. The signs shall receive regular maintenance so that they do not decay, fade, warp, chip or otherwise deteriorate in appearance. (TCOC, Section 17.62.030)
7. PD The intensity of the exterior illumination shall be adjusted if the Community Resources Director determines that the signs pose a hazard to motorists. (TCOC, Section 17.68.150)
8. PD Minor modifications to the signs may be made without a Conditional Use Permit with approval by the Community Resources Director. The applicant shall demonstrate that the style, color, font and size of the sign will remain as approved by the Tuolumne County Planning Commission, or a new Conditional Use Permit will be required. (TCOC, Section 17.68.150)

A Notice of Action shall be recorded for Conditions #1 and 6 through 8 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Resources Agency during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement

SORIA, AMESQUITA, AND SORIA APPEAL



Owner: Soria, Amesquita, and Soria

Applicant: CD DG Columbia LLC

APN: 32-180-01

Existing: C-1:D:MX:AIR; GC

Proposed: Site Development Permit for the construction of a 9,100± square foot retail commercial building and Conditional Use Permit to allow 230± square feet of signage.

Projects: SDP14-003, CUP14-012

Supervisory District No. 5

1.4± Ac

TCP

SORIA, AMESQUITA, AND SORIA APPEAL

EXTERIOR FINISHES		SHED DOCK SANDPAPER SUNSHINE BRONZE	SHED DOCK SANDPAPER SUNSHINE BRONZE	POKAR WHITE	GAUFLINE	MATCH ADVANCE
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO CBC METAL BUILDING SYSTEMS FINISH SELECTION						
GUTTERS, LEADERS AND DOWNSPOUTS		●				
AWNING, PARAPET CAP & TRIM		●				
BACK PARAPET, SIDE AND REAR METAL WALL PANELS		●				
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING			●			
STOREFRONT SYSTEM			●			
STANDARD METAL ROOF PANELS				●		

BR-1	BRICK	HP-2	HARDIEPLANK
MANUFACTURER: VENDOR CONTACT:		MANUFACTURER: JAMESHARDIE VENDOR CONTACT:	
DESCRIPTION: KING SIZE BRICK COLOR: RED -		DESCRIPTION: HARDIEPLANK LAP SIDING COLOR: KHAKI BROWN FINISH: SELECT CEDARMILL	
LOCATION: WAINSCOT AND WATERTABLE		LOCATION: FIELD COLOR	
INSTALLATION NOTES: INSTALL PER MANUFACTURERS RECOMMENDATIONS		INSTALLATION NOTES: INSTALL PER MANUFACTURERS RECOMMENDATIONS	

HP-1	HARDIEPLANK	HP-3	HARDIEPLANK
MANUFACTURER: JAMESHARDIE VENDOR CONTACT:		MANUFACTURER: JAMESHARDIE VENDOR CONTACT:	
DESCRIPTION: HARDIEPLANK LAP SIDING COLOR: TIMBER BARK FINISH: SELECT CEDARMILL		DESCRIPTION: HARDIEPLANK LAP SIDING COLOR: IRON GRAY FINISH: SELECT CEDARMILL	
LOCATION: FIELD COLOR AND TRIM		LOCATION: TRIM	
INSTALLATION NOTES: INSTALL PER MANUFACTURERS RECOMMENDATIONS		INSTALLATION NOTES: INSTALL PER MANUFACTURERS RECOMMENDATIONS	

This architectural elevation drawing shows a three-story building facade with various materials and features. The drawing includes numerous callouts pointing to specific elements, such as roof heights, siding types, trim, doors, windows, and structural details. A prominent sign for "DOLLAR GENERAL" is mounted on the upper right portion of the facade.

Left Side Annotations:

- T.O. PARAPET ← 127'-4" A.F.F.
- T.O. PARAPET ← 122'-10" A.F.F.
- T.O. PARAPET ← 121'-4" A.F.F.
- HARDIEPLANK LAP SIDING [HP-2]
- HARDIEPLANK TRIM [HP-1]
- STEEL ANGLE AWNING WITH CORRUGATED METAL ROOF B.O. AWNING ← 110'-0" A.F.F.
- OUTSIDE AIR TEMP. SENSOR
- HARDIEPLANK LAP SIDING [HP-2]
- METAL DOOR [HP-1]
- FINISH FLOOR
- DOOR VIEWER
- DOOR BUZZER
- WALL HYDRANT
- 100'-0" F.F.

Right Side Annotations:

- T.O. PARAPET ← 127'-4" A.F.F.
- T.O. PARAPET ← 125'-4" A.F.F.
- T.O. PARAPET ← 123'-4" A.F.F.
- DECORATIVE LIGHT FIXTURE, TYP
- HARDIEPLANK TRIM [HP-3]
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL
- DECORATIVE WOOD SHUTTERS, TYP. (SURFACE MOUNTED)
- HARDIEPLANK LAP SIDING [HP-1]
- STEEL ANGLE AWNING WITH CORRUGATED METAL ROOF
- BOTT. OF AWNING ← 110'-0" A.F.F.
- DECORATIVE BRACKET
- "RED" KING SIZE BRICK [BR-1]
- BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING
- FINISH FLOOR ← 100'-0" F.F.

Bottom Center Annotations:

- [HP-3] [HP-1] DECORATIVE WOOD SHUTTERS, TYP. (SURFACE MOUNTED) [HP-3] [HP-2]
- DECORATIVE METAL FAUX DOOR, TYP. (SURFACE MOUNTED) [HP-3]
- RECEPTACLE
- "RED" KING SIZE BRICK [BR-1]
- 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

4 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" (NORTH ELEVATION)

Architectural elevation drawing of a building exterior. The drawing shows a corrugated metal roof, a standing seam metal roof, and pre-finished metal wall panels. The drawing includes various annotations for materials, finishes, and dimensions.

Annotations on the left side (from top to bottom):

- DO. PARAPET (BEYOND) 125'-4" A.F.F.
- T.O. PARAPET (BEYOND) 123'-4" A.F.F.
- T.O. PARAPET 121'-4" A.F.F.
- DECORATIVE LIGHT FIXTURE (BEYOND)
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL
- T.O. EAVE 114'-0" A.F.F.
- STEEL ANGLE AWNING WITH CORRUGATED METAL ROOF
- VENT FOR BATHROOM EXHAUST. REFER TO MEP FOR ADDITIONAL INFORMATION.
- METAL CORNER TRIM
- WALL HYDRANT. REFER TO MEP FOR MORE INFORMATION.
- FINISH FLOOR 100'-0" F.F.
- GUTTER AND DOWNSPOUT. SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- PRE-FINISHED METAL WALL PANELS. SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.

Annotations on the right side (from top to bottom):

- H/VAC UNITS MOUNTED ON ROOF, TYP. REFER TO MEP DRAWINGS FOR MORE INFORMATION.
- STANDING SEAM METAL ROOF. GALVALUME FINISH. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- GUTTER AND DOWNSPOUT. SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- METAL CORNER TRIM

3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" (SOUTH ELEVATION)

EXTERIOR FINISH COLORS



The drawing shows a cross-section of a building facade with a sloped roof. Key features include:

- T.O. PARAPET (BEYOND)**: 125'-4" A.F.F.
- T.O. PARAPET**: 123'-4" A.F.F.
- (BEYOND) T.O. PARAPET**: 121'-4" A.F.F.
- PRE-FINISHED METAL WALL PANELS**: SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- T.O. EAVE**: 114'-0" A.F.F.
- TRIM**: SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- PRE-FINISHED METAL WALL PANELS**: SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- GUTTER AND DOWNSPOUT**: SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
- FINISH FLOOR**: 100'-0" F.F.
- BOTT. OF AWNING**: 110'-0" A.F.F. (BEYOND)
- STEEL ANGLE AWNING WITH CORRUGATED METAL ROOF**
- T.O. PARAPET (BEYOND)**: 124'-4" A.F.F.
- T.O. PARAPET**: 121'-4" A.F.F.
- STANDING SEAM METAL ROOF**: GALVALUME FINISH. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL.
- FINISH FLOOR**: 100'-0" F.F.

2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (EAST ELEVATION)

Architectural elevation drawing of a building facade for "DOLLAR GENERAL". The drawing includes the following callouts and dimensions:

- Left Side Callouts:**
 - T.O. PARAPET (BEYOND) 127'-4" A.F.F.
 - T.O. PARAPET 125'-4" A.F.F.
 - T.O. PARAPET 123'-4" A.F.F.
 - DECORATIVE LIGHT FIXTURE (BEYOND)
 - SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL
 - DECORATIVE WOOD SHUTTERS, TYP. (SURFACE MOUNTED)
 - HARDIEPLANK LAP SIDING [HP-1]
 - HARDIEPLANK TRIM [HP-3]
 - STEEL ANGLE AWNING WITH CORRUGATED METAL ROOF
 - BOTT. OF AWNING 110'-0" A.F.F.
 - DECORATIVE BRACKET
 - "RED" KING SIZE BRICK [BR-1]
 - T.O. WAINSCOT 103'-0" A.F.F.
 - FINISH FLOOR 100'-0" F.F.
 - BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLAZING
- Top Callouts:**
 - [HP-3]
 - [HP-3]
 - [HP-1]
 - [HP-2]
- Right Side Callouts:**
 - T.O. PARAPET 125'-4" A.F.F.
 - T.O. PARAPET 123'-4" A.F.F.
 - T.O. PARAPET 121'-4" A.F.F.
 - HARDIEPLANK TRIM [HP-3]
 - HARDIEPLANK TRIM [HP-1]
 - HARDIEPLANK LAP SIDING [HP-2]
 - GUTTER AND DOWNSPOUT SEE EXTERIOR FINISHES ON THIS SHEET FOR COLOR.
 - DECORATIVE METAL FAUX DOOR, TYP. (SURFACE MOUNTED)
 - HARDIEPLANK TRIM [HP-3]
 - HARDIEPLANK TRIM [HP-1]
 - HARDIEPLANK LAP SIDING [HP-2]
 - FINISH FLOOR 100'-0" F.F.
- Structural Callouts:**
 - "RED" KING SIZE BRICK [BR-1]
 - 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (WEST ELEVATION)



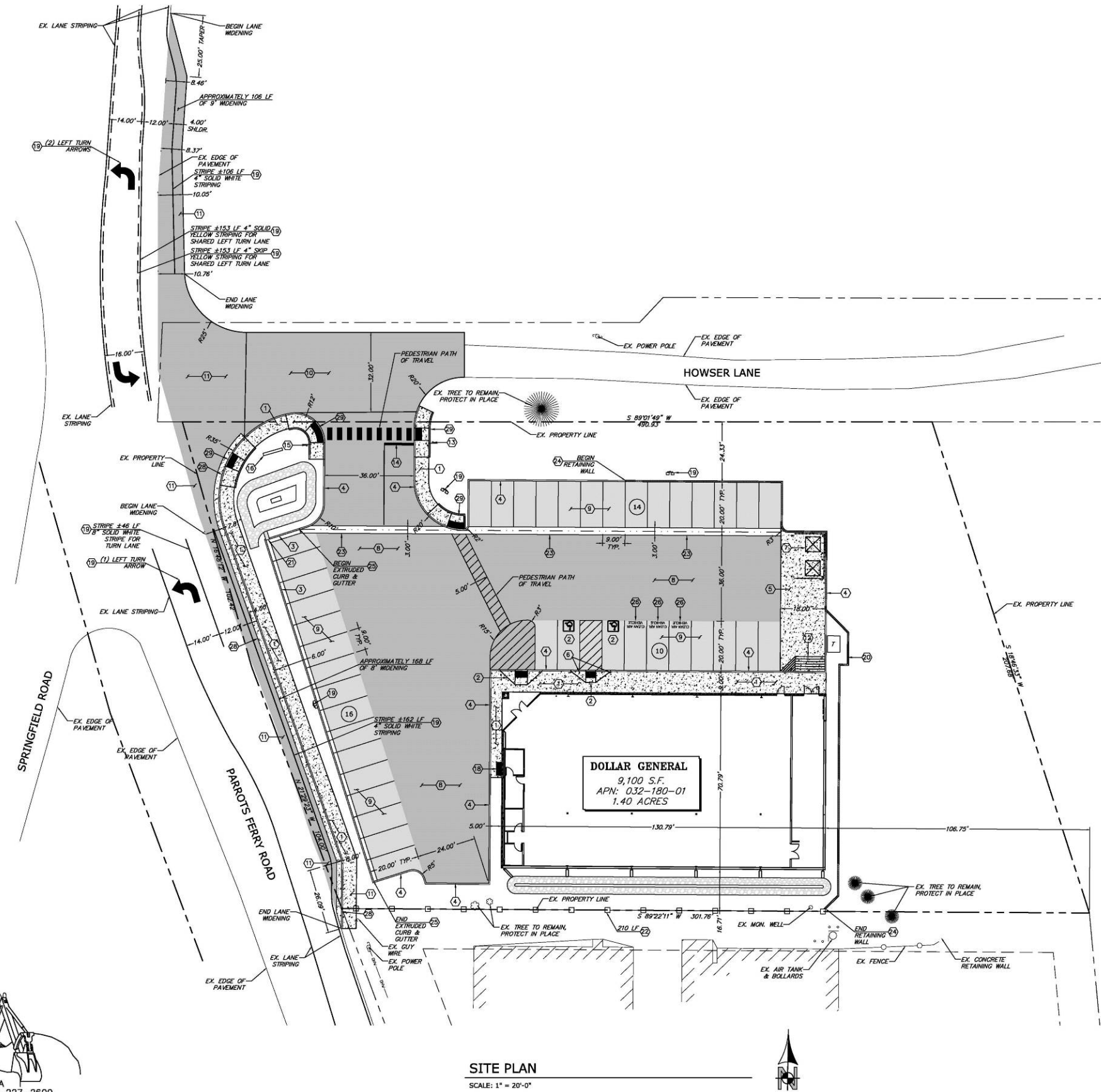
LOCAL RETAIL MARKET



LOCAL POST OFFICE

[illegible]

SORIA, AMESQUITA, AND SORIA APPEAL



PROJECT LEGEND	
A.P.N.:	032-180-01
PARCEL ZONING:	C1
SITE SETBACKS:	
FRONT YARD:	= 10 FEET
SIDE YARD:	= 0 FEET
BACK YARD:	= 0 FEET
PARKING REQUIREMENTS:	
8 SPACES PER FIRST 1,000 S.F. =	8 SPACES
1 SPACE PER 250 S.F. =	8,100/250 = 32 SPACES
TOTAL PARKING REQUIRED =	40 SPACES
SPACES PROVIDED =	40 SPACES

- NOTES:
- PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "CALIFORNIA M.U.T.C.D."
 - PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
 - ACCESSIBLE VAN LOADING & UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36" (914 mm) ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 4" (102 mm) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" (305mm) HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. REQUIREMENTS TO CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.
 - PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA M.U.T.C.D. & TO THE "GREEN BOOK" STANDARDS.
 - ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHOULD BE RATED AT 4,000 PSI MINIMUM. AIR ENTRAINMENT ADMIXTURE TO RESULT IN 4.5% - 7.5% AIR CONTENT.
 - REFERENCE "GENERAL NOTES" ON SHEET C6.1
 - REFERENCE "ABBREVIATIONS" ON SHEET C6.1
 - REFERENCE "LEGEND" ON SHEET C6.1
 - PRIOR TO CONSTRUCTION OF ANY SITE IMPROVEMENTS OR GRADING ON THE SITE, ALL PROPERTY CORNERS SHALL BE LOCATED AND CLEARLY VISIBLE. WHERE A CLEAR LINE OF SIGHT BETWEEN LOT CORNERS IS NOT POSSIBLE, APPROPRIATE MARKERS SHALL BE SET ALONG THE PROPERTY LINE TO MARK BOUNDARIES WHILE CONSTRUCTION IS IN PROGRESS.

- CONSTRUCTION NOTES:
- CONSTRUCT SIDEWALK AS PER DETAIL 2, SHEET C6.2
 - CONSTRUCT ACCESSIBLE RAMP AND STALL AS PER DETAIL 3, SHEET C6.2
 - CONSTRUCT TYPE 1 P.C.C. CURB & GUTTER AS PER DETAIL 6, SHEET C6.2
 - CONSTRUCT P.C.C. MEDIAN CURB AS PER DETAIL 7, SHEET C6.2
 - CONSTRUCT 6" CONCRETE SECTION OVER 4" CLASS 2 AGGREGATE BASE AS PER DETAIL 8, SHEET C6.2. FOR JOINTS IN CONCRETE SEE DETAIL 1 & 1A ON SHEET C6.3
 - INSTALL ACCESSIBLE PARKING STALL SIGNAGE/BOLLARD AS PER DETAIL 2, SHEET C6.3
 - INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL SHEET A12 FOR DESIGN.
 - CONSTRUCT HEAVY ASPHALT SECTION OF 3" ASPHALTIC CONCRETE PAVEMENT, PG 70-10 OVER 7.5" CLASS 2 AGGREGATE BASE AS PER DETAIL 3, SHEET C6.3
 - CONSTRUCT LIGHT ASPHALT SECTION OF 2.5" ASPHALTIC CONCRETE PAVEMENT, PG 70-10 OVER 5" CLASS 2 AGGREGATE BASE AS PER DETAIL 4, SHEET C6.3
 - CONSTRUCT LOCAL ROAD PAVEMENT SECTION OF 2" ASPHALT CONCRETE OVER 6" AGGREGATE BASE, SEE TULALUMNE COUNTY DESIGN REQUIREMENTS.
 - CONSTRUCT PROPOSED ROAD WIDENING WITH 4 1/2" MIN. ASPHALT CONCRETE OVER 10" AGGREGATES, SEE TULALUMNE COUNTY DESIGN REQUIREMENTS.
 - CONSTRUCT DELIVERY RAMP AS PER DETAIL 5, SHEET C6.3
 - INSTALL TYPE R1-1 30"x30" STOP SIGN AS PER DETAIL 6, SHEET C6.3, ENGINEER TO LOCATE STOP SIGN AND STOP BAR IN FIELD PRIOR TO CONSTRUCTION.
 - CONSTRUCT 12" WIDE WHITE STOP BAR AND STOP LEGEND AS PER M.U.T.C.D. STANDARDS
 - INSTALL "UNAUTHORIZED PARKING" AS PER CBC 112B.4 & CONSTRUCT SIGN BASE AND POLE AS PER DETAIL 6, SHEET C6.3
 - INSTALL MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR FINAL SIZE & DESIGN.
 - CONSTRUCT BITUMINOUS PAVEMENT PATCH AS PER DETAIL 7, SHEET C6.3
 - CONSTRUCT BIKE RACK, SEE ARCHITECTURAL PLANS FOR FINAL SIZE AND LOCATIONS.
 - INSTALL SITE LIGHTING, COORDINATE LOCATION AND SIZE WITH LIGHTING PLANS. SEE DETAIL 13 ON SHEET S5.1 FOR LIGHT POLE BASE
 - CONSTRUCT TRANSFORMER & PAD, COORDINATE SIZE & FINAL LOCATION WITH ENERGY SURVEYOR
 - CONSTRUCT 2" WIDE CURB OPENING AS PER DETAIL 2, SHEET C6.4
 - INSTALL 6' HIGH WOOD SCREEN FENCE & 5' WIDE MAIN GATE AS PER DETAIL 6, SHEET C6.5
 - CONSTRUCT 3" WIDE LONGITUDINAL P.C.C. VALLEY GUTTER AS PER DETAIL 8, SHEET C6.3
 - CONSTRUCT CONCRETE RETAINING WALL, SEE SHEET C3.1 FOR DESIGN
 - CONSTRUCT EXTRUDED CURB & GUTTER, SEE SHEET C3.1 FOR DESIGN
 - LOW-EMITTING, FUEL EFFICIENT AND CAR/VAN POOL SPACES SHALL BE STRIPED AS PER THE C.O.C. 5.105.2.1.
 - ALL PROPOSED LANE STRIPING SHALL BE IN ACCORDANCE WITH CALTRANS SPECIFICATIONS & THE CALIFORNIA M.U.T.C.D.
 - CONSTRUCT TYPE "A2-6" CURB & GUTTER AS PER CALTRANS 2010 STANDARD PLAN NO. A87A
 - CONSTRUCT "CASE C" PEDESTRIAN RAMP AS PER CALTRANS 2010 STANDARD PLAN NO. A88A

SITE PLAN
SCALE: 1" = 20'-0"

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Drawn: N.D.J.
Designed: N.D.J.
Checked/Stamped: N.D.J.

Stamp: TECTONICS DESIGN GROUP
10451 Double R Boulevard
Reno, NV 89521
tel 775-924-9988
fax 775-924-9986
www.tdg-inc.com

Project/Client: Dollar General
22345 Parrots Ferry Road, Sonora, California 95370
CROSS DEVELOPMENT, LLC
17430 Campbell Road, Suite 225
Dallas, Texas

Project/Client: #14072
Date: 9/29/14
10/1/14
2/6/15
Submittal Record: 80% REVIEW
SITE DEVELOPMENT
PERMIT SUBMITTAL

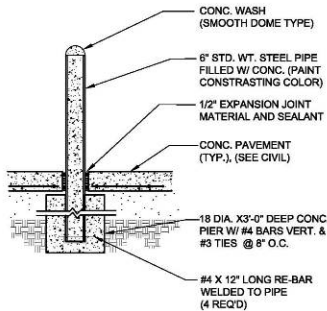
Sheet: C2.1
Sheet Title: SITE PLAN

2 DAYS BEFORE
YOU DIG CALL USA
TOLL FREE 1-800-227-2600

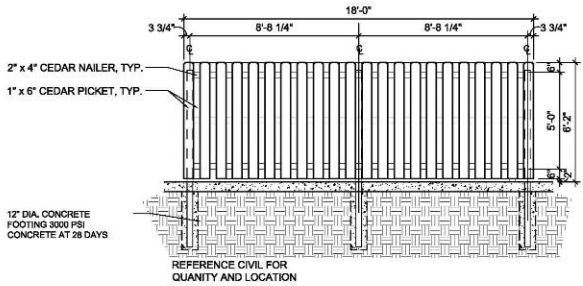
Soria, Amesquita, and Soria Appeal Agenda Report - Page 44 of 51

SORIA, AMESQUITA, AND SORIA APPEAL

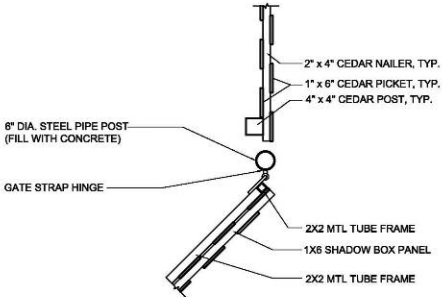
- NOTES:
- 1. PRIME AND PAINT OR POWDER COAT ALL EXPOSED METAL ON THE DUMPSTER ENCLOSURE GATES TO MATCH SIDE WALL METAL PANELS OF THE BUILDING.
 - 2. ALL CEDAR LUMBER TO BE STAINED AND SEALED; SELECTION BY OWNER.
 - 3. PROVIDE 4" DEEP SLEEVES IN CONC. PAVEMENT, TO BE COMPATIBLE WITH SIZE OF CANE BOLTS AT LOCATIONS TO BE FIELD VERIFIED TO ENABLE GATES TO BE SECURELY HELD IN AN OPEN POSITION.
 - 4. TRASH ENCLOSURE SHALL BE ACCESSIBLE AND COMPLY WITH CBC 1103B.1.



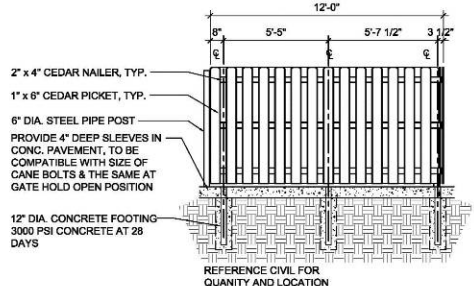
6 BOLLARD DETAIL
1/2" = 1'-0"



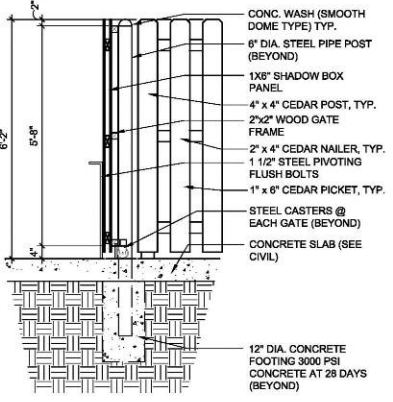
3 REAR ELEVATION DETAIL
1/4" = 1'-0"



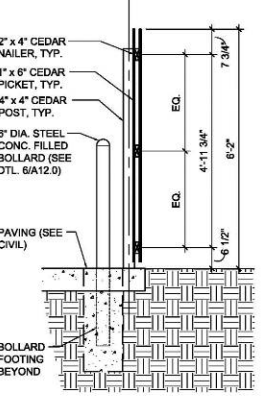
5 GATE PLAN DETAIL
3/4" = 1'-0"



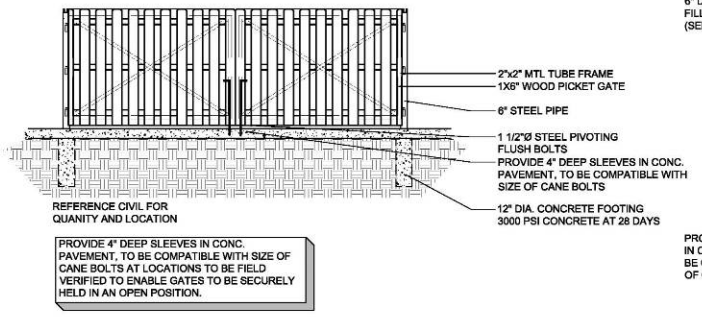
2 SIDE ELEVATION DETAIL
1/4" = 1'-0"



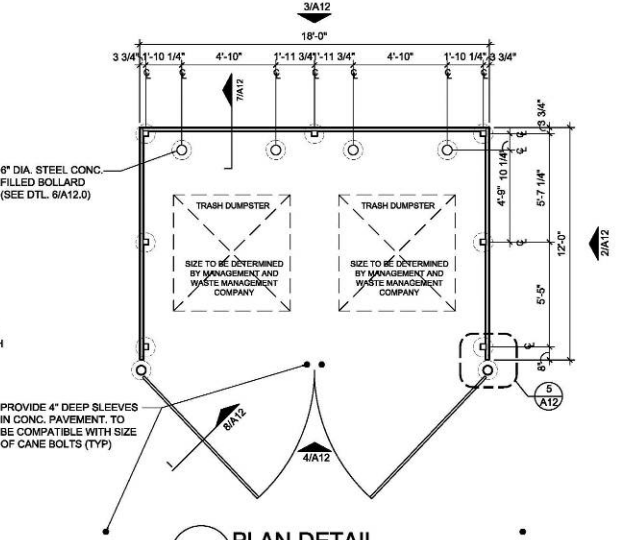
8 GATE SECT. DETAIL
1/2" = 1'-0"



7 WALL SECT. DETAIL
1/2" = 1'-0"



4 FRONT ELEVATION DETAIL
1/4" = 1'-0"



1 PLAN DETAIL
1/4" = 1'-0"

ARCHITECT:
BRIAN RUMSEY
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

DOLLAR GENERAL
"COLUMBIA"
SONORA, CA

PROJECT:
DOLLAR GENERAL - COLUMBIA
PARROTTIS FERRY RD &
HOWSER LN,
SONORA, CA

REVISIONS	
NO	DATE

DATE: 02/05/15
PROJ. NO.: 14061
SHEET NUMBER
A12.0
TRASH
ENCLOSURE
PLAN & DETAILS
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SORIA, AMESQUITA, AND SORIA APPEAL

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Dollar General
Columbia, California
CROSS DEVELOPMENT, LLC
17430 Campbell Road, Suite 225
Dallas, Texas

DATE: 9/25/14
SUBMITTAL: 80% REVIEW
LANDSCAPE PLAN

L1.1

PLANT LIST: WATER REGIME LISTED IS PER WUCOLS REGION 2

SYM. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME ZONE	MATURE HABIT	H X W	IRRIGATED AREA S.F.
DECIDUOUS TREES							
RI 5	ROBINIA P. 'PURPLE ROBE'	PURPLE ROBE LOCUST	15 GAL. 2' CAL.	L	40 X 30	120	107
EVERGREEN TREES							
CA 1	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL. 2' CAL.	L	15 X 15	107	107
SHRUBS							
F 21	LAVANDULA 'IRENE DOYLE'	LAVENDER	5 GAL.	L	3 X 3	123	123
B 10	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BUSH	5 GAL.	L	2 X 5	123	123
A 20	CISTUS PURPUREA	ROCKROSE	1 GAL.	L	3 X 4	123	123
H 9	FLORIMUL 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL.	L	15 X 3	123	123
S 6	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	5 GAL.	L	6 X 6	123	123
V 6	ARCTOSTAPHYLOS 'HOWARD MCHINN'	MANZANITA	5 GAL.	L	6 X 6	123	123
PERENNIALS							
G 21	ZAUSCHNERIA CALIFORNICA	CALIF. FUSHIA	1 GAL.	L	2 X 2	123	123
N 2	NEPETA 'WALKERS LOW'	MANZANITA	5 GAL.	L	1 X 3	123	123
G 14	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	5 GAL.	L	1 X 3	123	123
GRASSES							
M 6	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4 X 4	123	123
O 25	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.	L	3 X 2	123	123

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 1.40 ACRES
LANDSCAPE AREA REQUIRED 15%: 9,148 S.F.
LANDSCAPE AREA PROVIDED 15%: 9,148 S.F.
5,151 S.F. IRRIGATED DROUGHT TOLERANT LANDSCAPE
3,997 S.F. NON-IRRIGATED NATIVE EXISTING LANDSCAPE

LANDSCAPE LEGEND

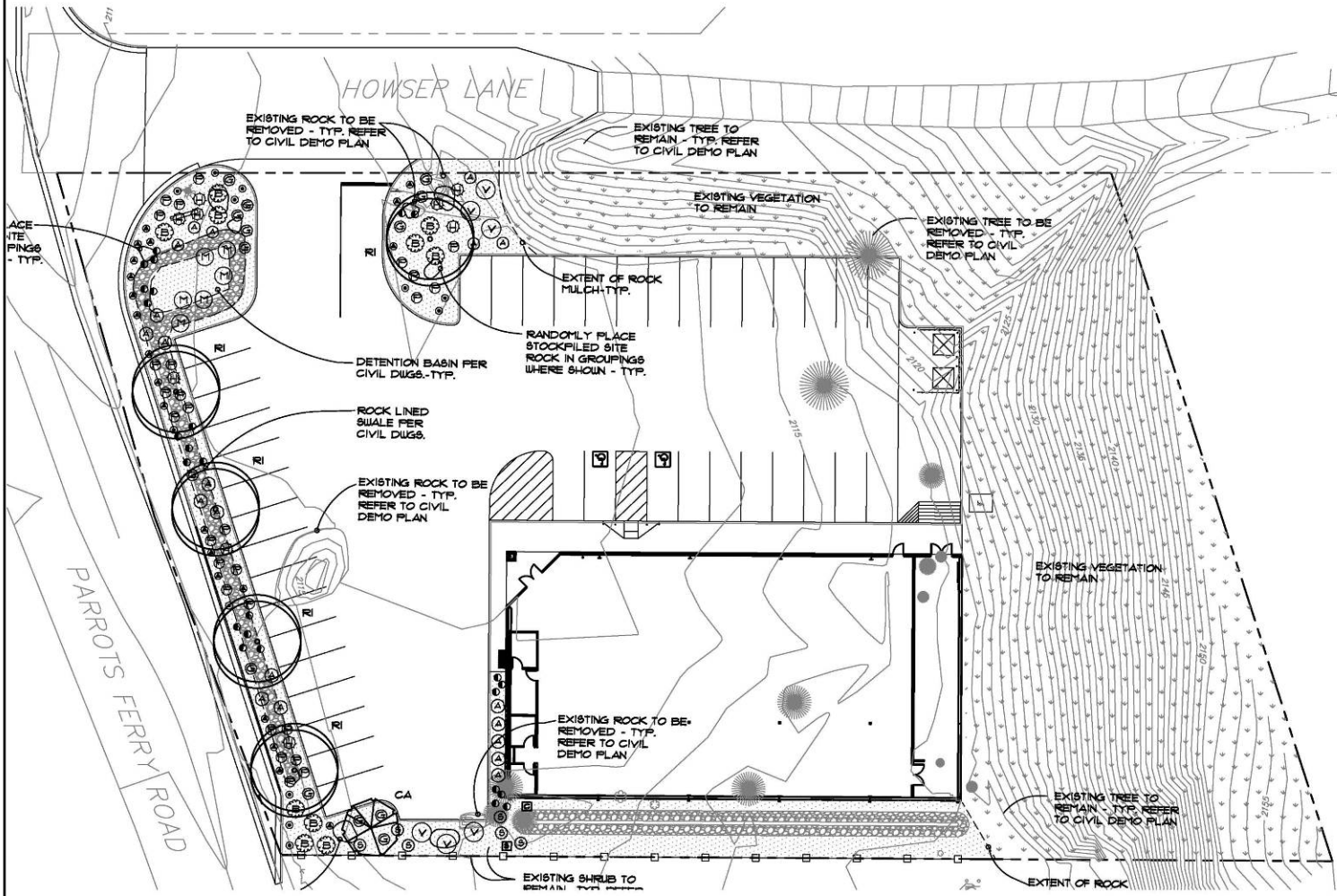
FRAGMENTED ROCK MULCH - 3" MIN. DEPTH OF 3/4" TAN TO LIGHT GRAY ROCK AS AVAILABLE FROM LOCAL SOURCE. ALL PLANTER AREAS AS SHOWN. PLACE OVER DEBRIT PRO 5 OR EQUAL WEED BARRIER FABRIC. PLACE 3" DEPTH OF SHREPPED CEDAR OR PINE MULCH IN PLANT BASINS. INSTALL WEED BARRIER FABRIC PER M.F.S. DIRECTION. SUBMIT SAMPLE OF FABRIC AND MULCH FOR APPROVAL.

ALL PLANT MATERIAL IS ZONED BY WATER REQUIREMENTS. PLANTS ARE SPECIFIED WITH LOW WATER REQUIREMENTS FOR WATER CONSERVATION. PLANTS ARE PLACED TO ALLOW FOR GROWTH TO THEIR NATURAL SHAPE TO MINIMIZE MAINTENANCE.

WATER EFFICIENT LANDSCAPE CALCULATIONS
PLANTS GROUPED PER WATER REQUIREMENTS = 10 FTS.
HARDSCAPE (SIDEWALK AND ENTRY) 10% OF REG. AREA = 5 FTS.
MULCH ALL PLANTER AREAS 3" MIN. DEPTH = 5 FTS.
SOIL AMENDMENTS REQUIRED = 5 FTS.
TOTAL POINTS = 30

13. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL TREES WITHIN 8' OF PAVING 8' FROM THE CENTER OF THE TREE PER DETAIL SHEET L3.1.

The property owner shall be responsible for the on-going maintenance of all landscaping in a healthy and growing condition that is appropriate for the season of the year. Maintenance shall be conducted in all landscape areas, parking lots, driveways and aisles, hardscape, pavement and curb markings. Throughout the life of the project, maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds. The removal and replacement of dead plants, and the repair and replacement of irrigation systems and planter mulches. Plants that die shall be replaced as directed by the community development director with new plant materials that conform to the approved landscape plan. For the first three years of maintenance of landscape areas for which a landscape plan has been approved, it shall be professionally maintained by a licensed contractor. At the discretion of the city tree and landscaping board, professional maintenance may be required for up to the first ten years of maintenance. B. Enforcement of the implementation of approved landscape plans and of the above maintenances provisions shall be at the direction of the community development director. After inspection, if a violation of this section is determined to exist.



LANDSCAPE NOTES:

- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (IE:PAVING, PLUMBING, ELECTRICAL, ETC.)
- ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AFTER IRRIGATION MAINS AND FINAL GRADING IS COMPLETE PRIOR TO PLANTING.
- SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE. ALL SOIL ANALYSIS AND REPORTS SHALL SATISFY THE REQUIREMENTS OF 442.5 IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE FOR A SOIL MANAGEMENT REPORT. PREPARATION AND SUBMITTAL OF THIS REPORT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE SOIL ANALYSIS REPORT TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE CITY. SHRUB PLANTERS: COLLECT A MINIMUM OF 6 SOIL SAMPLES FROM ONSITE PLANTER AREAS AFTER PLANTERS HAVE BEEN BROUGHT TO GRADE PER CIVIL DRAWINGS. THOROUGHLY MIX THE COLLECTED SAMPLES AND SUBMIT ONE MIXED SAMPLE FOR ANALYSIS WITH RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENT. PLANTER AREA SOILS SHALL BE AMENDED PER THE SOIL ANALYSIS & RECOMMENDATIONS PRIOR TO PLANTING. LOOSEN SOIL TO A DEPTH OF 12" PRIOR TO AMENDING. SPREAD AMENDMENT AND INCORPORATE PER SOIL ANALYSIS RECOMMENDATIONS. RAKE OUT ALL DEBRIS GREATER THAN 1 1/2" DIA. RAKE TO AN EVEN GRADE. SOIL REPORT SHALL INCLUDE SOIL INFILTRATION RATE FOR IRRIGATION SCHEDULING. ALL PLANTS SHALL BE SPRAYED WITH VERMA-PLEX OR EQUAL ORGANIC FOLIAR FERTILIZER AFTER INSTALLATION. SOIL SHALL NOT BE TILLED OR AMENDED WITHIN THE DRIP LINE OF EXISTING TREES. A COPY OF THE SOIL AMENDMENTS SHALL BE SUBMITTED TO THE OWNER AND TO THE COUNTY PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON THE PLAN. SYMBOLS PREVAIL OVER QUANTITIES LISTED IN THE PLANT LEGEND.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
B. THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION PHASE.
- ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI 260.1 'AMERICAN STANDARD FOR NURSERY STOCK' AND THE STATE OF CALIFORNIA GRADING CODE FOR PLANT STOCK SHALL BE REJECTED. THE CONTRACTOR SHALL SUBMIT PHOTOS FROM THE NURSERY OF ALL PLANT MATERIAL WITH VISIBLE TAGS OF MEASURE PRIOR TO DELIVERY. FAILURE TO RECEIVE APPROVAL PRIOR TO PLANTING MAY RESULT IN REJECTION AND THE CONTRACTOR SHALL REPLACE ALL REJECTED PLANT MATERIAL AT HIS EXPENSE. THE OWNER RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.
THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER A MIN. OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
A. PRECONSTRUCTION MEETING WITH ALL PARTIES.
B. ALL SHRUBS WILL BE ON A TIMER CONTROLLED DRIP IRRIGATION SYSTEM PER THE IRRIG. PLAN. ALL PLANT MATERIAL IS SPECIFIED FOR LOW WATER USE AND DROUGHT TOLERANCE.
- ALL PLANT SUBSTITUTIONS SHALL BE REVIEWED AND ACTION TAKEN BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL NOTIFY THE OWNER FOR PLANT REVIEW AND APPROVAL 48 HRS. PRIOR TO DELIVERY. ANY MATERIAL NOT ACCEPTABLE SHALL BE REMOVED IMMEDIATELY FROM THE SITE. THE OWNER'S REPRESENTATIVE MAY AT ANYTIME UNTIL FINAL ACCEPTANCE DIRECT THE CONTRACTOR TO REMOVE UNACCEPTABLE MATERIAL WITHOUT COST TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR UPON FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE INCLUDING WATER SCHEDULING FOR THE ONE YEAR GUARANTEE PERIOD. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.
- REMOVE ALL WEEDS AND DEBRIS IN AND AROUND NEWLY INSTALLED PLANT MATERIAL AND EXISTING PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANTER AREAS PER CIVIL ENGINEERS GRADING PLAN AFTER LANDSCAPE IMPROVEMENTS ARE COMPLETE.
- MULCH ALL PLANTING SAUCERS WITH THREE INCHES (3") TO LEGEND THIS SHEET.
- ALL SHRUBS WILL BE ON A TIMER CONTROLLED DRIP IRRIGATION SYSTEM PER THE IRRIG. PLAN. ALL PLANT MATERIAL IS SPECIFIED FOR LOW WATER USE AND DROUGHT TOLERANCE.

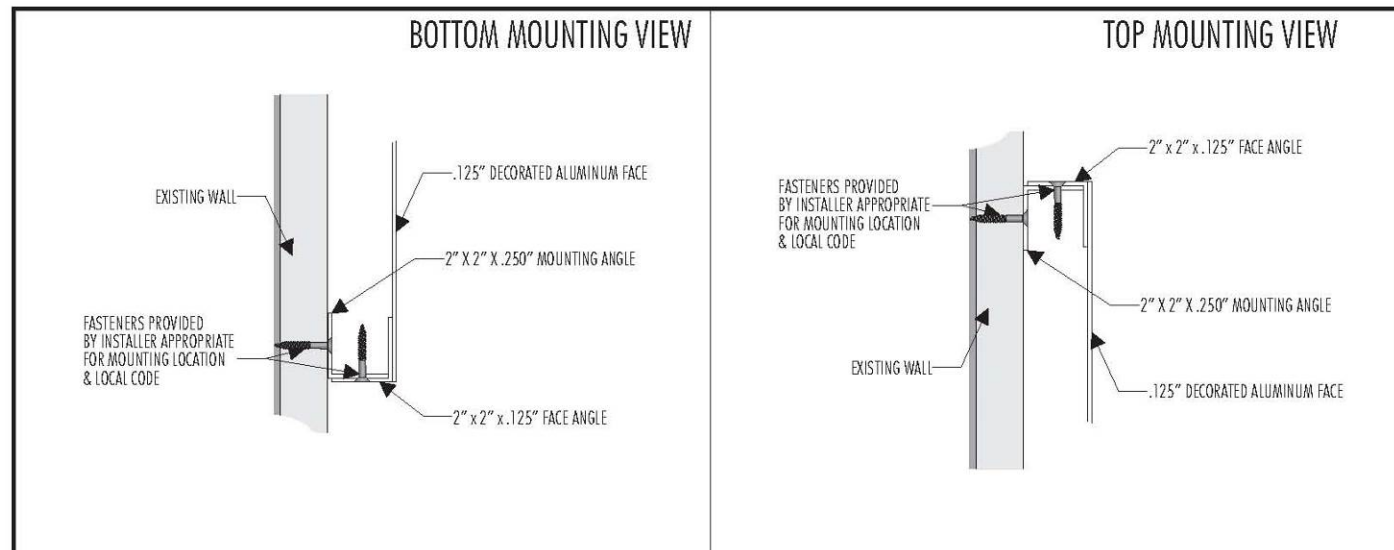
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

Barbara M. Hatch RLA ASLA 9-30-14


LANDSCAPE PLAN

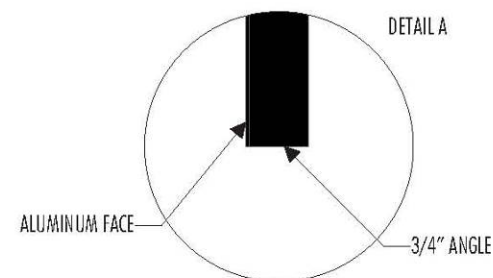
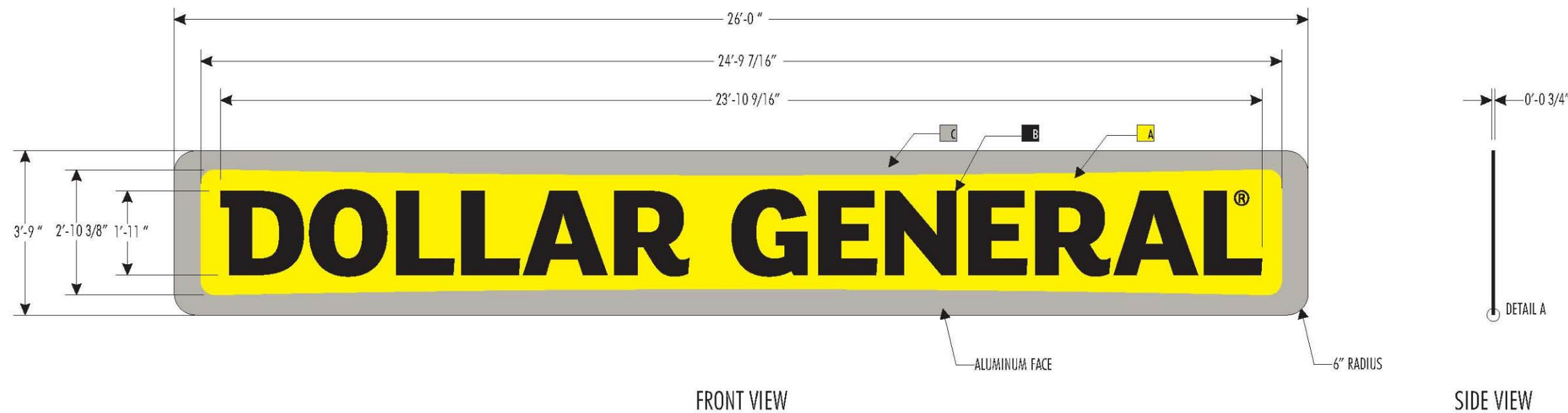
SCALE: 1" = 20'-0"

SORIA, AMESQUITA, AND SORIA APPEAL

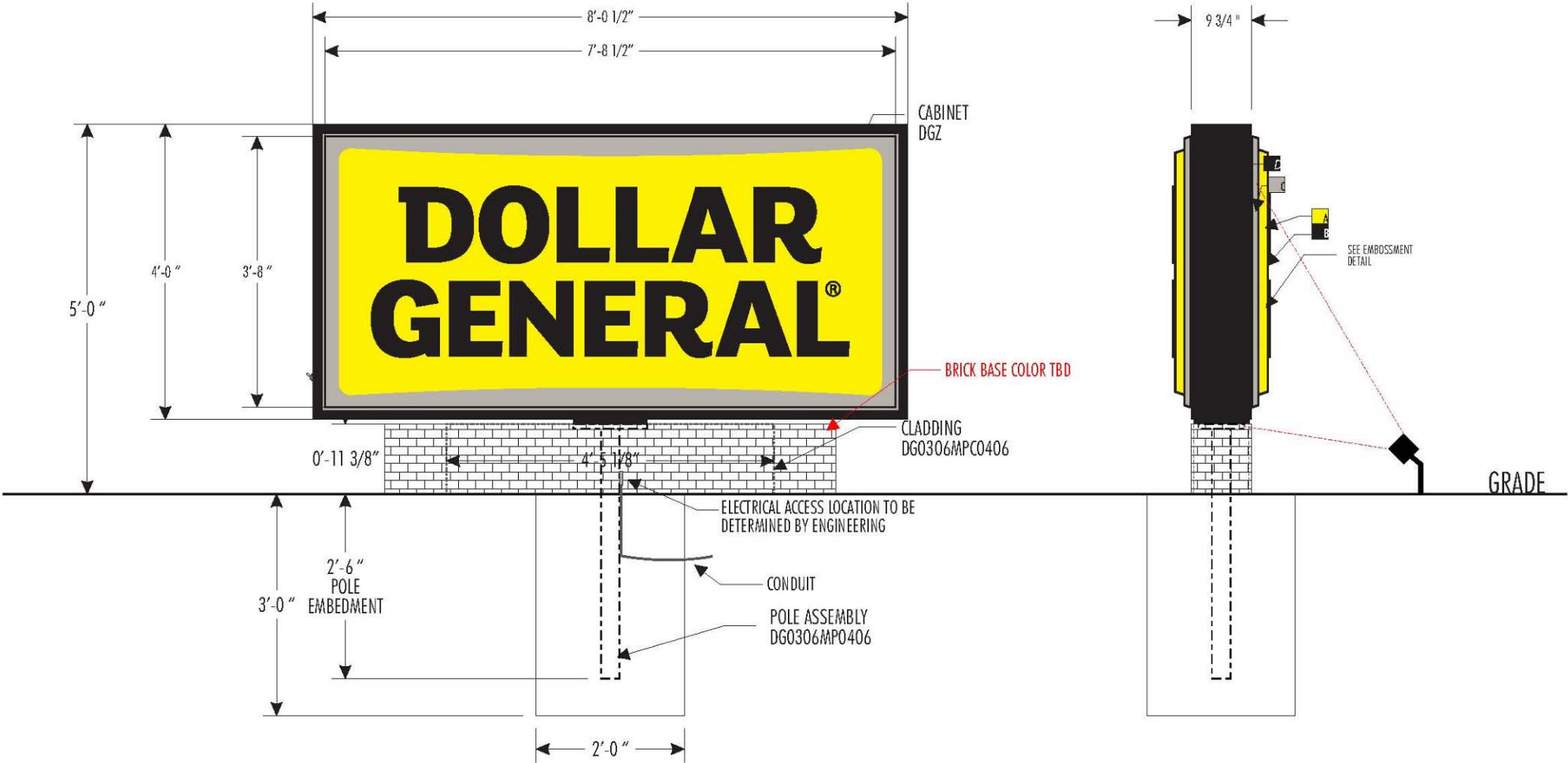


APPROVAL SIGNATURE	DATE
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.	

 SignResource IDENTITY GROUP			
6135 District Blvd • Maywood, CA 90270 800.423.4283 • Fax 323.560.7143 Website: www.signresource.com			
REVISION HISTORY:			
REV A	DATE 09/25/14	REQUESTED BY AH	UPDATED BY BS
REVISION DESCRIPTION INITIAL DRAWING RELEASE			
PARTS LIST:			
ITEM	DECORATION		
A	SPRAYLAT CB-2633 OR EQUIVALENT		
B	SPRAYLAT BLACK OR EQUIVALENT		
C	MATCH PMS COOL GRAY 5		
D			
E			
F			
	MATERIAL LIST		
1	ALUMINUM FACE		
2	3/4" SQ. TUBE		
3	MOUNTING ANGLE		
4			
5			
<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN</p>			
GENERAL NOTES			
1. TOLERANCE { UNLESS NOTED } • GRAPHICS +/- 1/8" • FACE SIZE +/- 1/16" - 3/4" • CABINET +/- 1/8" • VINYL OVERLAP +/- 1/8" +/- 1/16" • ALL COPY LEVEL UNLESS NOTED OTHERWISE 2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE 3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM 4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN. 5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48			
DESCRIPTION			
DOLLAR GENERAL 3'-9" X 26'-0" SF NL ALUMINUM SIGN			
VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY:		CHECKED BY:	
BRIAN S.			
CLIENT:			
DOLLAR GENERAL			
LOCATION:			
VARIOUS			
QUOTE:	DATE:		
VARIOUS	09/25/14		
DRAWING/PART #	REV	SHEET #	
DGV0426ALWS	A	1 OF 1	
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EXTERNALLY ILLUMINATED
TOTAL SF OF CABINET: 36 SF



AS INSTALLED VIEW



6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	02/06/15	AH	BS

REVISION DESCRIPTION
INITIAL DRAWING RELEASE

PARTS LIST:

ITEM	DESCRIPTION
A	SPRAYLAT CS-2633 OR EQUIVALENT
B	SPRAYLAT BLACK OR EQUIVALENT
C	MATCH PMS COOL GRAY 5
D	SW7062 POCK BOTTOM GRAY OR EQUIVALENT
E	METAL PAINT BLACK POLYURETHANE

MATERIAL LIST

1
2
3
4
5

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED):
 - GRAPHICS +/- 1/8" • FACE SIZE +/- 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP +/- 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECH.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

DOLLAR GENERAL
AS INSTALLED VIEW

VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:
DRAWN BY: BRIAN S. CHECKED BY:			
CLIENT: DOLLAR GENERAL			
LOCATION: SONORA, CA			
QUOTE:	DATE:	02/06/15	
DRAWING/PART #	REV:	SHEET #	
SONORA, CA	A	1 OF 1	

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SORIA, AMESQUITA, AND SORIA APPEAL

COMMUNITY RESOURCES AGENCY

BEV SHANE, AICP
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 536-1622 (Fleet)
(209) 533-5616 (fax)
(209) 533-5909 (fax - EHD)
(209) 588-9064 (fax - Fleet)
(209) 533-5698 (fax - Roads)
www.tuolumnecounty.ca.gov

December 18, 2015

Alfonso Soria, Yesenia Amesquita, and Eric Soria
3940 Sierra St.
Riverbank, CA 95367

Dear Property Owners:

For your records, at its meeting of December 16, 2015, the Tuolumne County Planning Commission considered your proposed project described below.

1. Mitigated Negative Declaration for Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012 stating the project will not result in significant adverse impacts to the environment by incorporating measures to mitigate the potential impacts into the conditions of approval.
2. Site Development Permit SDP14-003 for the construction of a 9,100± square foot retail commercial building, a five foot tall 32± square foot monument sign, and a 40 space parking lot. The proposed tenant is Dollar General.
3. Conditional Use Permit CUP14-012 to allow 230± square feet of signage pursuant to Section 17.62.060(I) of the Tuolumne County Ordinance Code. The proposed signs include two attached 97.5± square foot signs, one facing Parrotts Ferry Road and the other Howser Lane, and one detached 32± square foot monument style sign.
4. Indemnification agreement by and between the County of Tuolumne and CD DG Columbia LLC.

The property is located at 22345 Parrotts Ferry Road. It is a portion of Section 14, Township 2 North, Range 14 East; Assessor's Parcel Number 32-180-01.

The Tuolumne County Planning Commission denied Site Development Permit SDP14-003 based upon the following findings:

- A. The proposed project is inconsistent with Implementation Program 15.C.f of the Columbia Community Plan and the Tuolumne County General Plan, because the proposed building is not small in scale compared to other commercial development in the Columbia area.
- B. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.

SORIA, AMESQUITA, AND SORIA APPEAL

The Tuolumne County Planning Commission denied Conditional Use Permit CUP14-012 based upon the following findings:

- A. The proposed project is inconsistent with Policy 15.A.4 of the Columbia Community Plan and the Tuolumne County General Plan, because the proposed signage is not compatible with the historic character of Columbia.
- B. The proposed project is inconsistent with the Columbia Design Guidelines, because attached signage should be small to conserve the architectural style of the Columbia community.
- C. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.

The Planning Commission also did not take any action regarding the Mitigated Negative Declaration or the indemnification agreement because they denied the Site Development Permit and Conditional Use Permit.

The decision of the Planning Commission may be appealed to the Board of Supervisors in accordance with Section 17.68.130 of the Tuolumne County Ordinance Code.

Please do not hesitate to contact us if you have any questions concerning the Planning Commission's action.

Respectfully,



Bev Shane, AICP
Community Resources Director

BJS:AG:kw

cc: CD DG Columbia LLC, ATT: Joe Dell, 5317 Inverrary Drive, Plano, TX 75093

s:\planning\projects\site development permit\2014\sdp14-003 soria (dollar general) (cup14-012)\tccpc docs\tccpc applicant letter - denial.doc

SORIA, AMESQUITA, AND SORIA APPEAL

Alex Guilbert

From: Joe Dell <joe@crossdevelopment.net>
Sent: Tuesday, December 22, 2015 10:36 AM
To: Beverly Shane
Cc: Alex Guilbert
Subject: Appeal to Planning Commission Decision on CUP 14-012 and SDP 14-003
Importance: High

Bev and Alex,

We would like to appeal the Planning Commission's decision to deny our request for CUP 14-012 and SDP 14-003. We would like to exhaust our administrative process and we disagree with the Planning Commission's decision.

Please let me know you get this request and when the appeal will be scheduled with the Board of Supervisors.

Thanks and have a Merry Christmas.

Joe Dell
Cross Development, LLC
joe@crossdevelopment.net

Mailing Address:
5317 Inverrary Drive
Plano, Texas 75093
Mobile:
903-771-9444